

Send Tax Notice To:
MICHAEL & JANNIE ALLEN

20041203000661560 Pg 1/1 22.00
Shelby Cnty Judge of Probate, AL
12/03/2004 08:07:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **TWO HUNDRED TWENTY THOUSAND AND NO/00 (\$220,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

WILLIAM M. SCHROEDER AND WIFE, TATUM SCHROEDER

(herein referred to as grantor) grant, bargain, sell and convey unto,

MICHAEL E ALLEN AND JANNIE S ALLEN

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT 26, according to the Map of Country View Estates Phase I as recorded in Map Book 10, Page 10 in the Probate Office of Shelby County, Alabama.
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

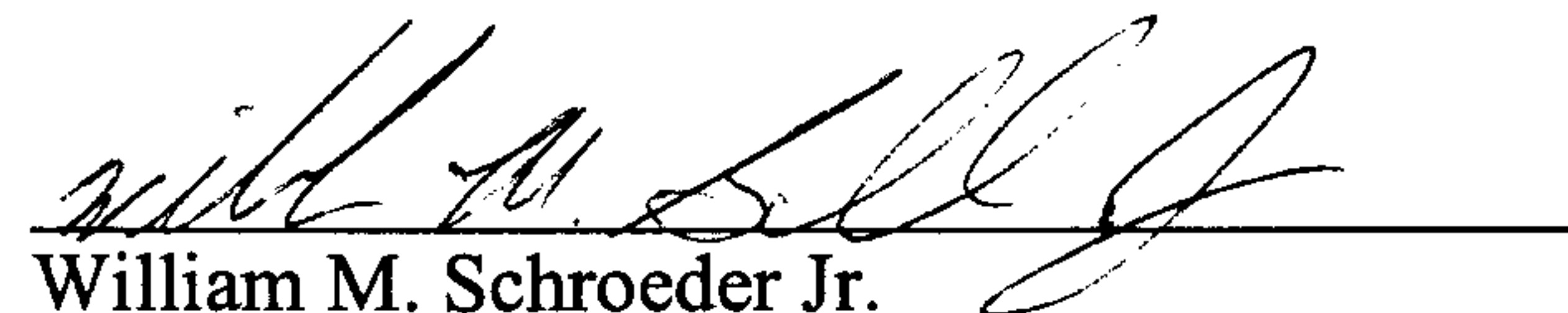
\$209,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

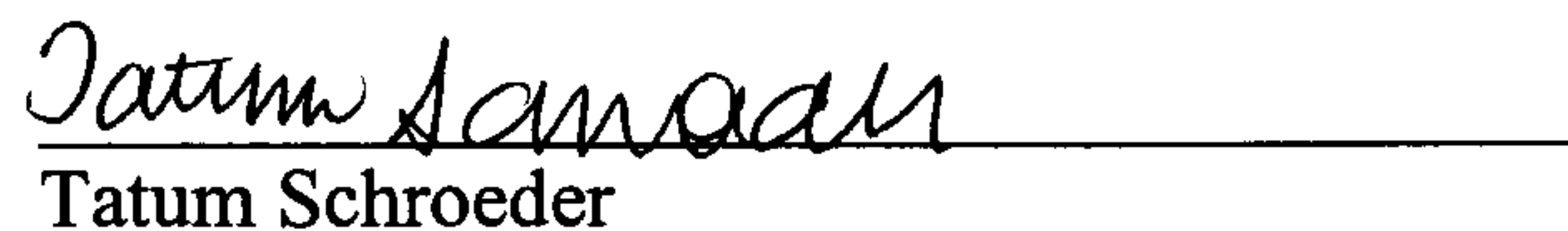
William M Schroeder and William M Schroeder Jr are one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of November 2004.


William M. Schroeder Jr.


Tatum Schroeder

STATE OF ALABAMA)

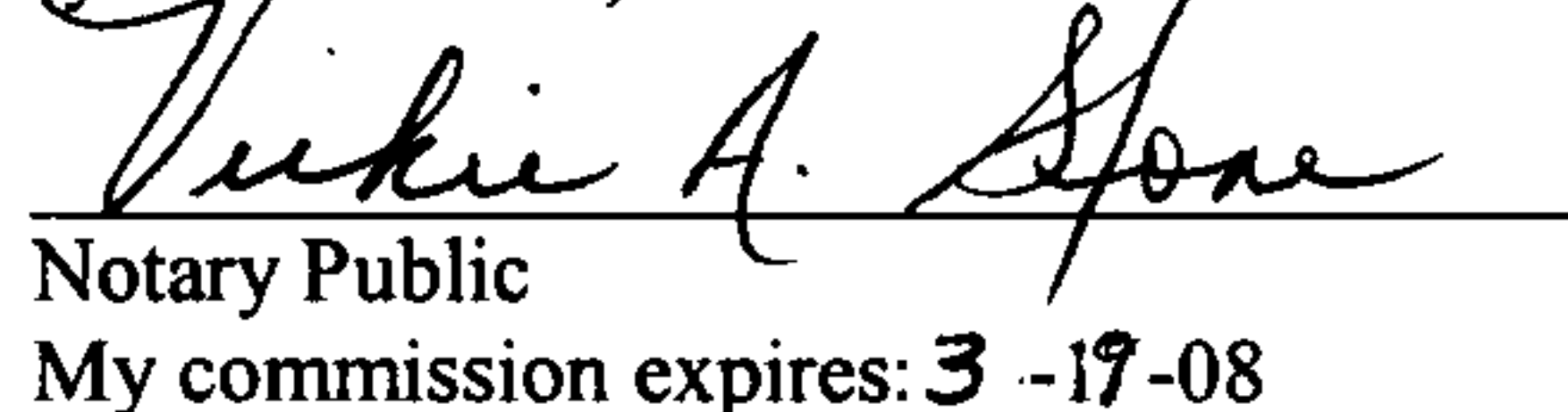
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby

WILLIAM M SCHROEDER JR AND TATUM SCHROEDER

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of November, 2004.


Notary Public
My commission expires: 3-17-08