


THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
James R. Allen
10937 Gallup Crossroad
Harpsville, AL 35078

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)


20050125000036570 Pg 1/2 17.00
Shelby Cnty Judge of Probate, AL
01/25/2005 08:43:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Thousand and 00/100 (\$3,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kathryn Wood Northcutt**, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James R. Allen and Kimberly Allen**, husband and wife (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

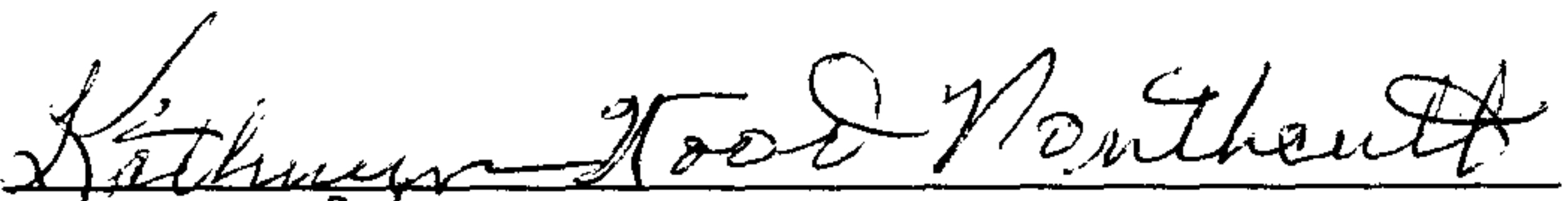
Kathryn Wood Northcutt is the surviving grantee of that certain deed recorded in Real Book 61 page 49 in the Probate Office of Shelby County, Alabama; the other grantee, John Henry Northcutt having died on or about December 3, 2002.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Kathryn Wood Northcutt**, has hereunto set his hand and seal this the 24th day of January, 2005.


Kathryn Wood Northcutt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathryn Wood Northcutt, a single individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of January, 2005.

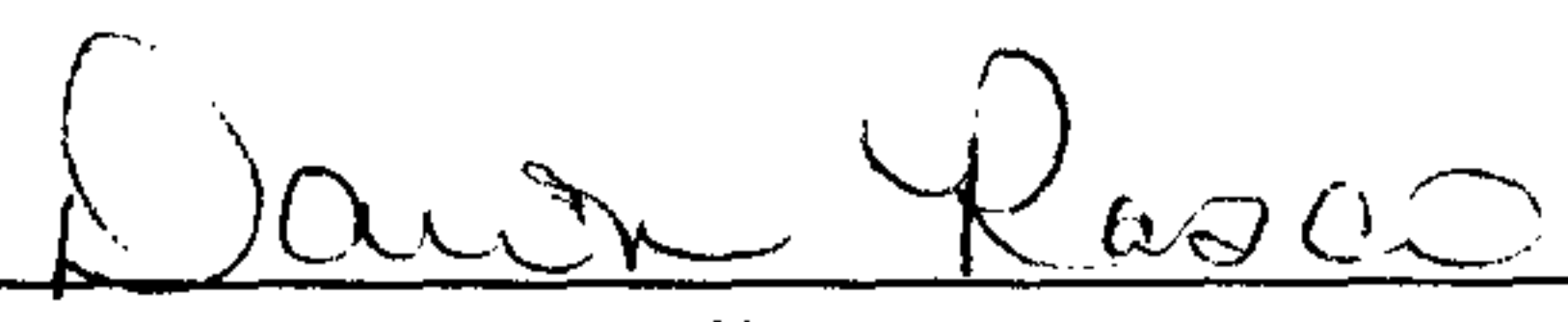

NOTARY PUBLIC
My Commission Expires: 3/26/06

Exhibit A
Legal Description

20050125000036570 Pg 2/2 17.00
Shelby Cnty Judge of Probate, AL
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Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and run Northerly along the East line of said Section 3 a distance of 574.06 feet to a point; thence turn an angle of 91 deg. 40 min. left and run Westerly a distance of 22.75 feet to a point on the West right of way line of a public road and the point of beginning of the property being described; thence continue along last described course a distance of 225.0 feet to a point; thence turn an angle of 91 deg. 40 min. right and run Northerly a distance of 116.0 feet to a point; thence turn an angle of 88 deg. 20 min. right and run Easterly a distance of 225.0 feet to a point on the said West right of way line of said road; thence turn an angle of 91 deg. 40 min. right and run Southerly along the said right of way line a distance of 116.0 feet to the point of beginning; containing 0.60 of an acre and marked on each corner with a steel pin.