

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Allen Group, LLC
148 Tall Timber Road
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **Thomas M. Allen**, (hereafter referred to as the "Grantor"), in hand paid by **Allen Group, LLC**, an Alabama limited liability company (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the following:

1. 2005 ad valorem taxes, a lien due and payable October 1, 2005.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TOGETHER WITH all improvements thereon and all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

NOTE: The property herein conveyed is a portion of the property conveyed to Grantor from Thomas M. Allen and Mary L. Allen by that certain deed dated October 28, 1999, and recorded on November 17, 1999, in Inst. # 1999-47003 in the Office of the Judge of Probate of Shelby County, Alabama.

The property conveyed is not a part of the homestead of the Grantor or the Grantor's spouse.

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of the 2nd
day of September, 2005.

GRANTOR:

Thomas M. Allen
THOMAS M. ALLEN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Allen, 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, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2005.

{ SEAL }

Patricia D. Johnston
Notary Public
My Commission Expires: 2/10/06

This instrument prepared by:
Peter J. Hardin, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

5,000⁰⁰

EXHIBIT "A"

20051018000540620 3/3 \$67.00
Shelby Cnty Judge of Probate, AL
10/18/2005 08:32:21AM FILED/CERT

Lots numbered one (1) and two (2) of the W.F. Stroud Subdivision according to map of said subdivision recorded in Map Book 3, at Page 43, in the Office of the Judge of Probate of Shelby County, Alabama, said two lots forming a tract lying within the following described boundaries: Beginning at the intersection of the south side of Twenty-Fifth Street and the westerly side of the right of way of the L & N Railroad Company's northbound line; thence west along the said south side of 25th Street 100 feet; thence south 175 feet to the north side of an alley; thence east 78.82 feet along the north side of said alley to the said westerly side of the right of way of the northbound line of said L & N Railroad; thence northerly along said westerly side of said Railroad right of way 176.27 feet to the point of beginning; situated in the N ½ of the NE ¼ of Section 2, Township 21 South, Range 3 West.

Shelby County, AL 10/18/2005
State of Alabama

Deed Tax: \$50.00