20051110000591670 1/2 $31.00
Shelby Cnty Judge of Probate, AL
11/10/2005 03:35:39PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Charles H. Reach
Hazel B. Reach
7415 Highway 155
Montevallo, AL 35115

STATE OF ALABAMA)
) WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Seventy Thousand & 00/100 Dollars ($170,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Priscilla S. Allen and husband, Michael S. Allen,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Charles H. Reach and wife, Hazel B. Reach,** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

A parcel of land in the SE¼ of the SW¼ of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows:
Commence at the Southwest corner of the SE¼ of the SW¼ of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama and run thence Easterly along the South line of said ¼-¼ Section a distance of 668.23 feet to a point on the Westerly right of way line of Highway No. 155; thence turn 118 degrees 34 minutes 17 seconds left and run Northwesterly along said right of way line a distance of 416.24 feet to the POINT OF BEGINNING of the property being described; thence continue along last described course a distance of 208.70 feet to a point; thence turn 89 degrees 16 minutes 24 seconds left and run west-southwesterly a distance of 208.70 feet to a point; thence turn 90 degrees 43 minutes 36 seconds left and run southeasterly parallel with the right of way of said Highway No. 155, a distance of 208.70 feet to a point; thence turn 89 degrees 16 minutes 24 seconds left and run east-northeasterly a distance of 208.70 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST AND SECOND MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF HOMECOMINGS FINANCIAL NETWORK, INC., IN THE SUM OF $136,000.00 and $17,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 4th ay of November, 2005

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GRANTORS

Priscilla S. Allen (L.S.)
Priscilla S. Allen

(L.S.)
Michael S. Allen

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Priscilla S. Allen and Michael S. Allen,* which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/2008

Shelby County, AL 11/10/2005
State of Alabama
Deed Tax:$17.00