

TITLE NOT EXAMINED

Prepared by
Gregory L. Case, THE SOUTHERN LAW GROUP, P.C.
2031 Shady Crest Drive, Birmingham, AL 35216

\$1,000
1/20



20060223000089180 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/23/2006 04:02:43PM FILED/CERT

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100 (\$500.00) Dollars to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Michael D. & Sylvia F. Allen, both unmarried

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

Sylvia F. Allen

(herein referred to as Grantee) the following described real estate, to wit:

A part of the SE 1/4 of the NE 1/4 and part of SW1/4 of NE 1/4 and part of NW 1/4 of SE 1/4 of Section 7, Township 22 South, Range 2 West, more particularly described as follows: Beginning at the Southwest corner of the SE 1/4 of NE 1/4 of said Section 7 and go South 81 Deg. 28 min. east along the south boundary of said 1/4-1/4 Section 108.06 feet; thence north 3 deg. 56 min. West a distance of 290.22 feet to the South boundary of County Road; thence South 86 deg. 04 min. west along this South boundary 492.70 feet to the P.C. of a curve to the right having a central angle of 8 deg. 35 min. and a radius of 668.91 feet; thence in a Northwesterly direction 100.27 feet along this curve; Thence south 4 deg. 00 min. east a distance of 290.59 feet; thence north 84 deg. 11 min. east a distance of 486.66 feet to the point of beginning; situated in Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and assigns of such GRANTEE forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns, that we are

lawfully seized in fee simple of said premises; that it is free from all encumbrances;

That we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set our hands and seals, this 1st day of November, 2005.

WITNESS:

Grantor
Grantor

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. & Sylvia F. Allen whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November
A.D. 20 05.

Greg L. Case
NOTARY PUBLIC My Commission Expires
9/28/08



20060223000089180 3/3 \$18.00
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GENERAL ACKNOWLEDGMENT

THE STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Sylvia 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2005.

Notary Public

Shelby County, AL 02/23/2006
State of Alabama

Deed Tax: \$1.00