

Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

send tax notice to:
Tim Allen
170 Brookside Lane
Vandiver, Alabama 35176

State of Alabama }
 }
Shelby County } Know all men by these presents

Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

I, Martha Dyer(a married woman), owning a one-fourth interest as an heir of Louvina Allen, and being an equal and undivided one-fourth partial owner of the below described and undivided property for and in consideration of three thousand, three hundred thirty-three dollars and thirty- four-cents (U.S. dollars) to me individually in hand paid by Tim Allen and Cindy(Cynthia) Allen (grantees), a married couple, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto, Tim and Cindy Allen as joint tenants with the right of survivorship. Tim and Cindy Allen become owners of the undivided one-fourth interest that grantor conveys at the time and place grantor signs this instrument for the following described 1.5 acres, more or less, of real property situated in Shelby County, Alabama to wit:

Parcel one -

One square acre in the Northeast corner of the NE1/4 of the SE1/4 of Section 11, Township 18, Range 1 East.

Parcel Two -

Commence at the SE corner of the lot deeded to James Allen and wife, Louvina Allen by deed dated April 3, 1954, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 169, page 407, which point is located on the East boundary of the NE1/4 of SE1/4, Section 11, Township 18, Range 1 East; thence South along the East boundary of said 1/4 1/4 section 105 feet; thence West parallel with the South boundary of the said James Allen and Louvina Allen lot; 210 feet; thence North 105 feet to the SW corner of the said James Allen and Louvina Allen lot; thence East along the South boundary of said Allen lot 210 feet, more or less, to point of beginning, containing one-half (1/2) acre, more or less, and situated in the NE1/4 of SE1/4, Section 11 Township 18, Range 1 East, Shelby County, Alabama.

Subject to current taxes.

The property described herein is not the homestead of the grantor or her spouse.

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

In witness whereof, I have hereunto set my hand and seal this 2th day of

October, 2007.

Martha Dyer
Martha Dyer

Elaine Allen
Witness

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Martha Dyer, a married woman, 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 2th day of October, 2007

Jeannie Portridge
signature of Notary Public

Jeannie Portridge
name of Notary Public

In witness whereof, I have hereunto set my hand and seal this 7th day of

October, 2007.

Tim Allen
Tim Allen - Grantee

[Signature]
Witness

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Tim Allen, a married man, 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 on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2007

Jeannie Portridge
signature of Notary Public

Jeannie Portridge
name of Notary Public

In witness whereof, I have hereunto set my hand and seal this 27th day of

October, 2007.



Cindy Allen - Grantee



Witness

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cindy Allen, a married woman, 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 27th day of October, 2007



signature of Notary Public



name of Notary Public