

WARRANTY DEED

THIS WARRANTY DEED is made this 8th day of April, 2005, by and between Michael S. Allen, Sr. of Mike Allen Construction, whose address is 354 Hwy 54, Montevallo, AL 35115, (hereinafter referred to as "Grantor", and Harold Dane Harrison and Fay G. Harrison, whose address is 4090 Hwy 20, Calera, AL 35040 (hereinafter referred to as "Grantees"):

WITNESSETH:

The Grantor, for and in consideration of the sum of (\$ 39,325.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, and conveys to the Grantees, all that certain land situate in Shelby County, State of Alabama, to-wit:

Lot #118 of Long Branch Estates Subdivision, Phase 1. Located in South ½ of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold as **joint tenants, with right of survivorship**.

The Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to the conveyance of this deed, conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and the following described mortgages, which Grantees herein assumes and agrees to pay:

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Michael S. Allen, Sr.
Michael S. Allen, Sr.

Shelby County, AL 01/07/2008
State of Alabama

Deed Tax: \$39.50

Signed, sealed and delivered in the presence of:

Witness

Witness

STATE OF Alabama
COUNTY OF Shelby

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Michael S. Allen, Sr., known to me known to be the person described in and who executed the foregoing, and acknowledged before me that he/she executed the same for the purposes set out therein.

WITNESS my hand and official seal in the County and State last aforesaid this,

8th day of April, 20 05

(SEAL)

State of Alabama

MY COMMISSION EXPIRES APRIL 29, 2007

My Commission Expires: _____

This instrument was prepared by:
Priscilla C. Allen
354 Hwy 54
Montevallo, AL 35115