

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Ed Bahr  
3922 Westover Road  
Sterrett, AL 35185



20100415000114920 1/2 \$77.00  
Shelby Cnty Judge of Probate, AL  
04/15/2010 09:15:39 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty-Three Thousand and 00/100 (\$63,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Raymond F. Allen, Jr., and wife, Brenda L. Allen** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Ed Bahr and wife, Sandra Bahr** (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 12th day of April, 2010.

Raymond F. Allen, Jr.  
Raymond F. Allen, Jr.

Brenda L. Allen  
Brenda L. Allen

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Raymond F. Allen, Jr. and wife, Brenda L. Allen, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2010.

Katherine C. Hembrey  
NOTARY PUBLIC  
My Commission Expires: 8/16/13

**Exhibit A  
Legal Description**

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**Parcel 1**

Start at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, run West along the Southern boundary line of said 1/4 Section 208 feet for the point of beginning; thence run North along the Hixie Moore property line 144 feet; thence run West 104 feet; thence run South 144 feet to the Southern boundary line of said 1/4 Section; thence run East along the Southern boundary line of said 1/4 Section 104 feet to the point of beginning.

**Parcel 2**

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of SW 1/4 of said Section 22; thence in a Southerly direction along the East boundary of said 1/4 1/4 Section 690.0 feet; thence in a Westerly direction and parallel with the South boundary of said Section 2, 208.0 feet; thence South and parallel with the West boundary of said Section 22, 476.0 feet to the place of beginning; thence from the place of beginning and continuing South and parallel with the West boundary of said Section 22, 10.0 feet; thence Westerly and parallel with the South boundary of said Section 22, 104.0 feet to the East side of a gravel road; thence Northerly and parallel with the West boundary of said Section 22, 104.0 feet to the point of beginning.

All being situated in Shelby County, Alabama.

RF-A  
JLor