

20110228000065810 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/28/2011 08:04:22 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: **J & R Properties, LLC**
(Address) **P. O. Box 555**
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN THOUSAND and 00/100 (\$10,000.00) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **PRISCILLA S. ALLEN, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J & R PROPERTIES, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL 1:

Lot 11, Block 3 in the Town of Wilton, Alabama, according to the Bozeman Survey of said town, formerly known as and called Birmingham Junction, said map being recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A portion of said Lot 11, Block 3 in the Town of Wilton, Alabama, more particularly described as follows: Commence at the Northwest Corner of Lot 11, Block 3, Birmingham Junction (now known as the Town of Wilton, Alabama), according to the Bozeman Survey of said Town, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama and run East along the North line of said Lot 11 for a distance of 31 feet to point of beginning; thence continue along last described course for a distance of 127 feet to the NE corner of Lot 11; thence run South along the East line of Lot 11 for a distance of 175.0 feet; thence West and parallel to the North line of said Lot 11 for a distance of 127 feet; thence North and parallel to the East line of said Lot 11 for a distance of 175.0 feet to the point of beginning.

SOURCE OF TITLE: Instrument No. 1992-27077.

PARCEL 2:

Lot 13, Block 3, in the Town of Wilton, Alabama, according to the Bozeman Survey of said Town, formerly known as and called Birmingham Junction, said map being recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A portion of said Lot 13, Block 3 in the Town of Wilton, Alabama, more particularly described as follows: Commence at the Northwest Corner of Lot 13, Block 3, Birmingham Junction (now known as the Town of Wilton, Alabama), according to the Bozeman Survey of said Town, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama and the point of beginning; thence run East along the North line of said Lot 13 for a distance of 158 feet to the NE corner of Lot 11; thence run South along the East line of Lot 13 for a distance of

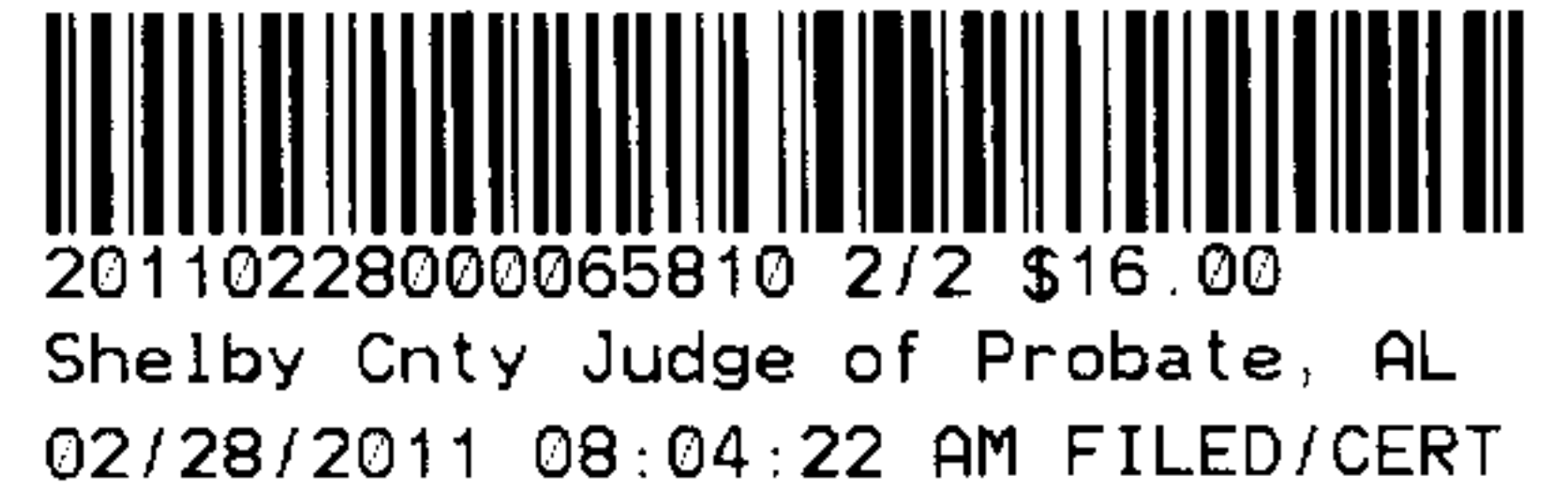
175.0 feet; thence West and parallel to the North line of said Lot 13 for a distance of 158 feet; thence North and parallel to the East line of said Lot 13 for a distance of 175.0 feet to the point of beginning.

SOURCE OF TITLE: Deed Book 232, Page 848.

According to the Survey of John S. Parks, PE & LS, Alabama Number 12579, dated August 11, 2010.

SUBJECT TO:

- Property taxes accruing for 2010 and subsequent years.
- Public utility easements affecting such property as shown by recorded plat.
- Restrictions, rights of way and other rights of record.
- Mineral and mining rights owned or reserved by others.
- **PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTOR IN THE AMOUNT OF \$9,000.00.**



THE PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

PRISCILLA S. ALLEN IS ONE AND THE SAME PERSON AS PRISCILLA ALLEN, AS REFERENCED WITHIN THE SOURCES OF TITLE HEREINABOVE DESIGNATED.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or its heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 1st day of September, 2010.

Shelby County, AL 02/28/2011
State of Alabama
Deed Tax: \$1.00

Priscilla S. Allen
PRISCILLA S. ALLEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **PRISCILLA S. 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, 2010.

Gloria J. Fichtmann
Notary Public
My commission expires: 8-25-2012