

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Priscilla C. Allen
Michael S. Allen, Sr.
354 Highway 54
Montevallo, AL 35115

20110329000098680 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
03/29/2011 03:26:29 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Priscilla C. Allen and Michael S. Allen, Sr., wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Priscilla C. Allen and Michael S. Allen, Sr., wife and husband (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit A attached hereto and incorporated herein for legal description.

The purpose of this conveyance is to add Michael S. Allen, Sr., to title and to create survivorship.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March ^{4th} 29, 2011.

WITNESS:

Ronald Thompson (SEAL)

Priscilla C. Allen (SEAL)
Priscilla C. Allen

Michael S. Allen, Sr. (SEAL)
Michael S. Allen, Sr.

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Priscilla C. Allen and Michael S. Allen, Sr., wife and husband, whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on March ^{29th} 29, 2011.

Gloria J. Hochtman
NOTARY PUBLIC

My commission expires: 8-25-2012

Exhibit A



20110329000098680 2/2 \$35.00
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PARCEL I:

Begin at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence North 02 degrees 19 minutes 57 seconds West 454.12 feet; thence South 88 degrees 12 minutes 45 seconds West 201.03 feet; thence North 02 degrees 23 minutes 47 seconds West 203.29 feet; thence South 87 degrees 35 minutes 02 seconds West 1121.43 feet; thence South 02 degrees 31 minutes 01 seconds East 699.83 feet; thence South 83 degrees 07 minutes 50 East 374.89 feet; thence South 43 degrees 21 minutes 28 seconds East 49.85 feet; thence North 45 degrees 20 minutes 28 seconds East, 91.59 feet; thence North 86 degrees 19 minutes 22 seconds East 106.02 feet; thence South 73 degrees 27 minutes 00 seconds East 114.07 feet; thence South 14 degrees 25 minutes 16 seconds East 179.56 feet; thence South 37 degrees 44 minutes 45 seconds East 236.14 feet; thence South 67 degrees 14 minutes 02 seconds East 208.14 feet; thence South 49 degrees 47 minutes 01 seconds East 32.49 feet; thence North 28 degrees 59 minutes 56 seconds East 215.49 feet; thence South 83 degrees 33 minutes 54 seconds East 178.20 feet; thence South 04 degrees 27 minutes 06 seconds West 16.96 feet to the Northwesternly right of Shelby County Road #54; thence along said right of way North 39 degrees 15 minutes 40 seconds East 229.16 feet; thence leaving said right of way North 68 degrees 04 minutes 00 seconds West 207.49 feet; thence North 02 degrees 19 minutes 57 seconds West 194.02 feet to the point of beginning. According to survey of Michael G. Moates, RLS #19262, dated November 10, 1999.

Shelby County, AL 03/29/2011
State of Alabama
Deed Tax: \$20.00