



This Instrument Was Prepared By:
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(205) 665-4357

Send Tax Notice:
James C. White
Post Office Box 600
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand & 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Franklin D. Allen,(a widowed man)**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **James C. White and Wanda K. White (a married couple)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run North 00 degrees 00 minutes 10 seconds East for 209.94 feet; thence run South 88 degrees 24 minutes 46 seconds East for 108.39 feet to the point of beginning. From said point of beginning run North 48 degrees 30 minutes 42 seconds East for 22.69 feet; thence run South 39 degrees 38 minutes 42 seconds East for 44.36 feet; thence run North 67 degrees 06 minutes 39 seconds West for 49.17 feet; to the point of beginning. Said parcel containing 0.01 acres more or less.

SUBJECT TO ALL ITEMS OF RECORD.

NOTE: This Property does not constitute homestead for the Grantor nor the Grantee.

NOTE: This Instrument was prepared without benefit of title. The Legal Description was provided by the Grantee.

NOTE: The Legal Description is according to survey map prepared on September 3, 2011, by Michael Moates, Alabama License No: 19262.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30th day of September, 2011.

GRANTOR

Franklin D Allen
FRANKLIN D. ALLEN

STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **FRANKLIN D. ALLEN**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of September, 2011.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12