

This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice:
John C. & Britney Y. Dickson
3210 Spring Creek Rd.
Montevallo, AL. 35115

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety-two Thousand Five Hundred and 00/100 Dollars (\$88,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, HAZEL P. ALLEN, a widowed woman, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto JOHN C. DICKSON AND BRITNEY Y. DICKSON, husband and wife, 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, to wit:

A parcel of land located in the SW ¼ of the NE ¼ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW ¼ of the SE ¼ of said Section 14; thence in an easterly direction along the South line of said ¼-1/4 section a distance of 662.36 feet to the SE corner of the W ½ of the SW ¼ of the SE ¼ of said Section 14; thence 92 degrees 47 minutes 26 seconds left in a northerly direction a distance of 3130.90 feet to a point on the SE right of way line of Shelby County Highway 12; thence 64 degrees 20 minutes 22 seconds right in a northeasterly direction a distance of 409.58 feet to the point of beginning, said point also being located on the SE right of way line of Shelby County Highway 12; thence 3 degrees 18 minutes 19 seconds right in a northeasterly direction along said right of way line a distance of 210.0 feet; thence 81 degrees 56 minutes 43 seconds right in a southwesterly direction a distance of 33.5 feet; thence 53 degrees 49 minutes 45 seconds right in a southwesterly direction a distance of 300.0 feet; thence 53 degrees 23 minutes 13 seconds right in a northerly direction a distance of 222.0 feet to the point of beginning.

ALSO, a 20 foot wide easement for ingress and egress which begins at the mort northerly corner of above described parcel and extends southeasterly and parallel to the Northeast property line of above described property a distance of 87.7 feet.

NOTE:

- Hazel P. Allen is the surviving grantee in that certain deed recorded in Deed Book 323, Page 479, Probate Office, Shelby County, Alabama. The other Grantee, Henry C. Allen, is deceased having died February 25, 1993.
- Purchase Money First Mortgage executed by Grantees on even date herewith, in favor of BankTrust Mortgage in the sum of \$84,075.00.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 1 day of 0ctober, 2011. **GRANTOR** Asista Q. Davenpat, as POA for Hazel P. allen By: ANITA O. DAVENPORT, as Power of Attorney for HAZEL P. ALLEN, as recorded in Instrument # <u>20/1/01/000301080</u> in the Probate Office of Shelby County, Alabama STATE OF ALABAMA **ACKNOWLEDGMENT SHELBY COUNTY** I, CHRISTOPHER R. SMITHERMAN, a Notary Public for the State at Large, hereby certify that Anita O. Davenport, as Power of Attorney for Hazel P. Allen, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of October, 2011. NOTARY PUBLIC My Commission Expires: 5/13/2012 20111011000301090 2/2 \$19.50 Shelby Cnty Judge of Probate, AL 10/11/2011 10:10:47 AM FILED/CERT

Shelby County, AL 10/11/2011

State of Alabama

Deed Tax:\$4.50