


SEND TAX NOTICES TO:

Steven G. Allen
3532 Pineywood Trace
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20111229000396430 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
12/29/2011 03:38:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Billy G. Allen** and wife **Lois N. Allen** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Steven G. Allen** a man (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.


[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]


TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 22 day of December, 2011.



Billy G. Allen L.S.
(Individually)

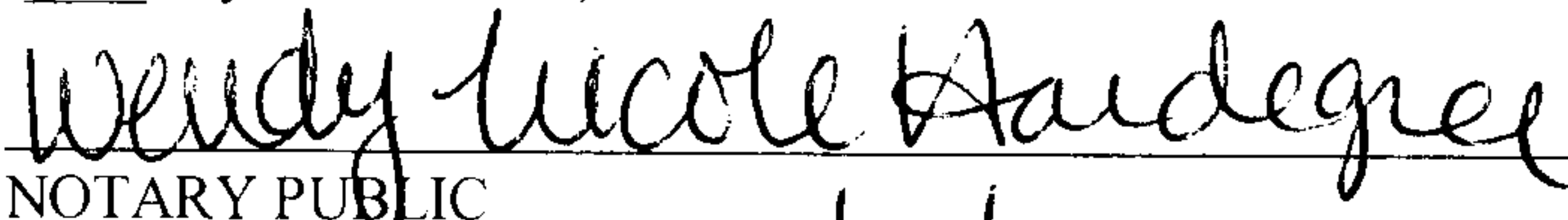


Lois N. Allen (Individually) L.S.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy G. Allen and Lois N. Allen, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22 day of December, 2011.



NOTARY PUBLIC
My Commission Expires: 7/2/14

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Wendy N. Hardegree
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600
Ala-Statutory Warranty Deed

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$30.00

EXHIBIT "A"



20111229000396430 2/2 \$45.00
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The following described real estate, situated in Shelby County, Alabama to wit: Beginning at a point on the Southwest margin of Shelby Street which is 75 feet Northwest of the Easternmost corner of Lot No. 42 according to the original plan of the said Town of Montevallo, Alabama, as the same is recorded in the Office of the Probate Judge of said Shelby County, running thence Northwest along the margin of Shelby Street, a distance of 75 feet; thence Southwest perpendicular to Shelby Street, and parallel with and 150 feet equidistant from the Northwest line of Island Street 100 feet; thence Southeast to a point 75 feet Westerly from the Northwest line of said Island Street measured at right angles therefrom; and thence Northeast parallel with said Island Street and 75 feet equidistant from the Northwest line of Island Street to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2011, a lien but not yet payable; ii) Right-of-way granted to Northwest corner for sewer lien recorded in Instr. No. 2008-46685; and iii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.