

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Clarence Allen and Elaine Allen
P.O. Box 283
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

1,000

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Clarence Allen** and wife, **Elaine Allen** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Clarence Allen** and wife, **Elaine Allen** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR(S) have hereunto set my/our hand(s) and seal(s) this the *9th* day of July, 2012.



Clarence Allen



Elaine Allen

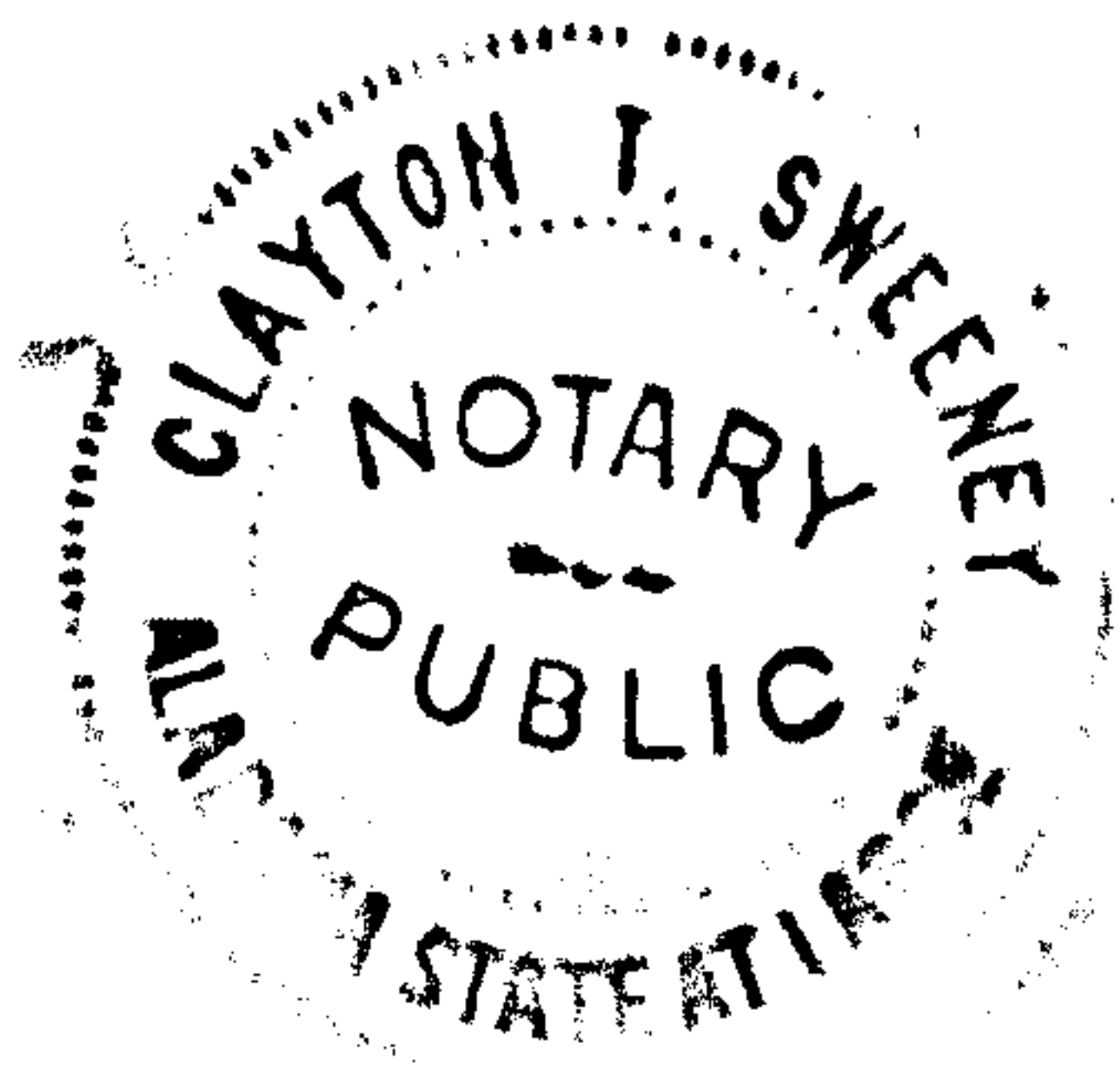
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clarence Allen and wife, Elaine Allen, whose names 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the *9th* day of July, 2012.



NOTARY PUBLIC
My Commission Expires: 6/5/2015




20120712000248270 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION

The following metes and bounds description of the land, with dimensions according to survey:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1.5 inch crimped iron pipe at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East; thence run Westerly along the North line of said 1/4-1/4 section a distance of 644.17 feet to a 1 inch open iron pipe on the East right-of-way line of Alabama Highway No. 25; thence turn an angle to the left of 74 degrees 15 minutes and run Southwesterly along said highway right-of-way tangent for a distance of 199.30 feet to a 5/8 inch capped rebar; thence continue along said East right-of-way line in a curve to the left (concave to the east) turning an angle to the left of 10 degrees 26 minutes 24 seconds and run Southerly along the chord a distance of 56.28 feet to a 1-1/2 inch iron bar found at the Northwest parcel corner and the POINT OF BEGINNING; thence turn right 1 degree 28 minutes 10 seconds and continue Southerly along said right-of-way for a distance of 51.29 feet to a concrete monument found; thence turn left 10 degrees 44 minutes 14 seconds and run Southerly along said right-of-way tangent a distance of 306.15 feet, more or less, to a 1/2 inch rebar found at the Northwest corner of the parcel owned by Judy Overton and Cecil Oakes and Frankie J. Overton as described by deed dated 10/30/06 and recorded in Instrument #20061113000555410; thence leaving said East right-of-way line, turn a right interior angle of 78 degrees 04 minutes 12 seconds and run Northeasterly a distance of 390.00 feet along the Northwesterly line of property owned by Judy Overton and Cecil Oakes, said property line marked by a wire fence and steel T-posts, to a 1/2 inch capped rebar set at the Northeast corner of the Overton - Oakes parcel; thence turn a right interior angle of 94 degrees 20



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Continued...

Legal Description - continuation

minutes 24 seconds and run Northwesterly a distance of 250.91 feet to a 1 inch open iron pipe found on the North edge of a chain link fence line; thence turn a right interior angle of 102 degrees 10 minutes 50 seconds and run Westerly along and with said chain link fence a distance of 339.97 feet to the POINT OF BEGINNING, making a closing right interior angle of 96 degrees 08 minutes 48 seconds, and containing 2.543 acres, more or less. LESS AND EXCEPT any part of the parcel to the East of the above property owned by Betty Jo Hyde and Lynn Gwendall as described by deed dated 12/02/09 in Instrument #20091203000445750.



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Shelby County, AL 07/12/2012
State of Alabama
Deed Tax: \$10.00