

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
M. Tanner Allen
2437 Rocky Ridge Road
Vestavia, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand and No/100---(\$160,000.00)

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, We

Patrick J. Small and Cindy S. Bankston, as Trustees under the Small Living Trust, dated August 21, 2001 (herein referred to as GRANTORS) do grant, bargain, sell and convey unto

M. Tanner Allen and Caroline H. Allen

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 56, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, Page 53, A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 128,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 8th day of July, 2015.

Patrick J. Small, as Trustee (Seal)

Cindy S. Bankston, as Trustee (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

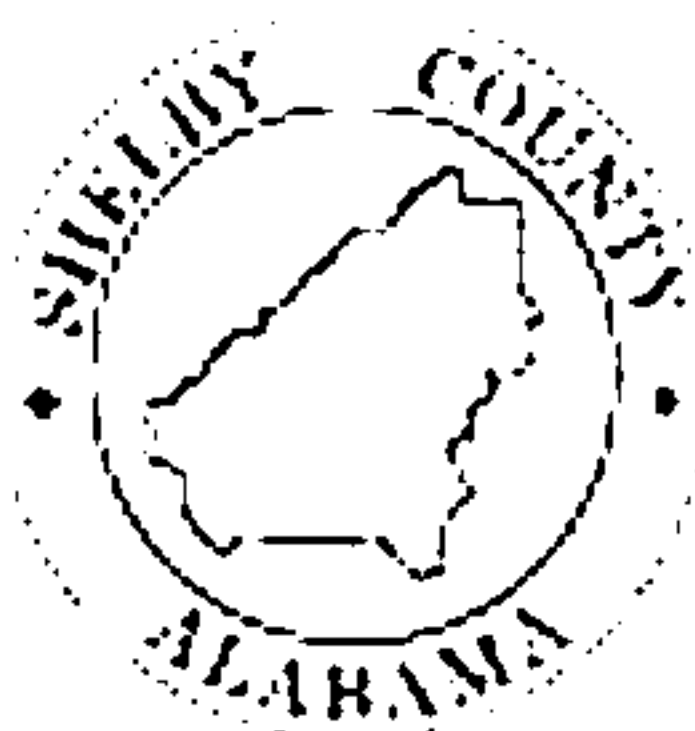
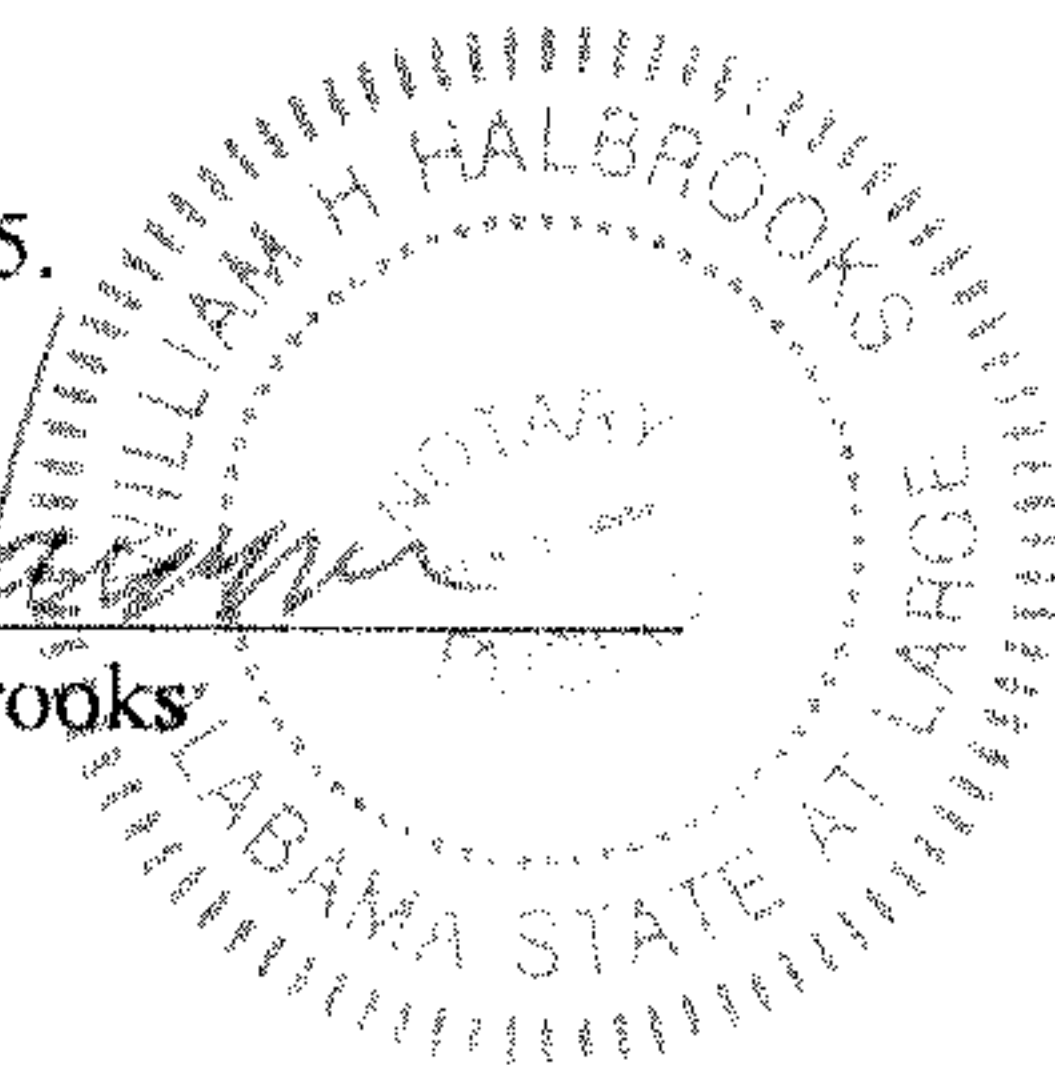
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick J. Small and Cindy S. Bankston, whose names as Trustees of The Small Living Trust, dated August 21, 2001 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, in their capacity as such Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, A.D., 2015.

My Commission Expires: 4-21-2016

Notary Public: William H. Halbrooks



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/08/2015 12:28:24 PM
\$47.00 DEBBIE
20150708000230370

J.W. Fuhrmeister