

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

JAMES DOUGLAS ALLEN
SAMMIE JOE ALLEN
4819 HIGHWAY 61
COLUMBIANA, AL 35051

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY



20160804000275950 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
08/04/2016 08:16:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Twenty Nine Thousand and 00/100 (\$329,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, TIMOTHY L. RILEY and wife, LORI RILEY, (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES DOUGLAS ALLEN and SAMMIE JO 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:

PARCEL 1

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S 00° 34' 08" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 279.83 FEET TO A POINT; THENCE N 85° 04' 28" E, A DISTANCE OF 607.61 FEET TO A 1/2" IRON PIN FOUND ON THE SOUTH EDGE OF COUNTY HIGHWAY NO. 435; THENCE S 00° 19' 02" E, A DISTANCE OF 425.64 FEET TO A 1/2" REBAR, FOUND AT THE POINT OF BEGINNING; THENCE S 89° 34' 34" E, A DISTANCE OF 424.72 FEET TO A 1/2" REBAR, FOUND; THENCE S 00° 24' 06" W, A DISTANCE OF 516.67 FEET TO A POINT; THENCE N 89° 35' 54" W, A DISTANCE OF 418.28 FEET TO A POINT; THENCE N 00° 19' 02" W, A DISTANCE OF 516.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S 00° 34' 08" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 279.83 FEET TO A POINT; THENCE N 85° 04' 28" E, A DISTANCE OF 607.61 FEET TO A 1/2" IRON PIN FOUND ON THE SOUTH EDGE OF COUNTY HIGHWAY NO. 435; THENCE S 00° 19' 02" E, A DISTANCE OF 942.52 FEET TO THE POINT OF BEGINNING; THENCE S 89° 35' 54" E, A DISTANCE OF 418.28 FEET TO A POINT;

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State of Alabama
Deed Tax: \$16.50

THENCE S 00° 24' 38" W, A DISTANCE OF 312.91 FEET TO A 1/2" PIPE FOUND ON THE NORTH RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 61; THENCE ALONG A CURVE TO THE LEFT IN SAID HIGHWAY, HAVING A RADIUS OF 1186.69 FEET AND A CHORD BEARING OF S 56° 06' 24" W, AN ARC DISTANCE OF 500.95 FEET, TO A 1/2" REBAR, SET WITH A CAP STAMPED "S. WHEELER - RPLS 16165"; THENCE N 00° 19' 02" W, A DISTANCE OF 593.12 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR INGRESS AND EGRESS, BEING THE WESTERLY 30' OF THE ABOVE DESCRIBED PARCEL 2.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 172, BOOK 172, PAGE 422 AND BOOK 176, PAGE 82.**
- 3. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN OFFICIAL RECORDS BOOK 164, PAGE 455.**
- 4. FLOOD RIGHTS ACQUIRED BY ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 741.**
- 5. RIPARIAN RIGHTS AND TITLE TO ANY FILLED IN LANDS.**

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	TIMOTHY L. RILEY AND LORI RILEY
Grantor's Address:	4819 HWY 61, COLUMBIANA, AL 35051
Grantee:	JAMES DOUGLAS ALLEN AND SAMMIE JO ALLEN
Grantee's Address:	270 AREZZO WAY, TRACY, CA 95377
Tax Parcel ID No.:	20-5-21-0-000-020.003
Purchase Price:	\$329,000.00



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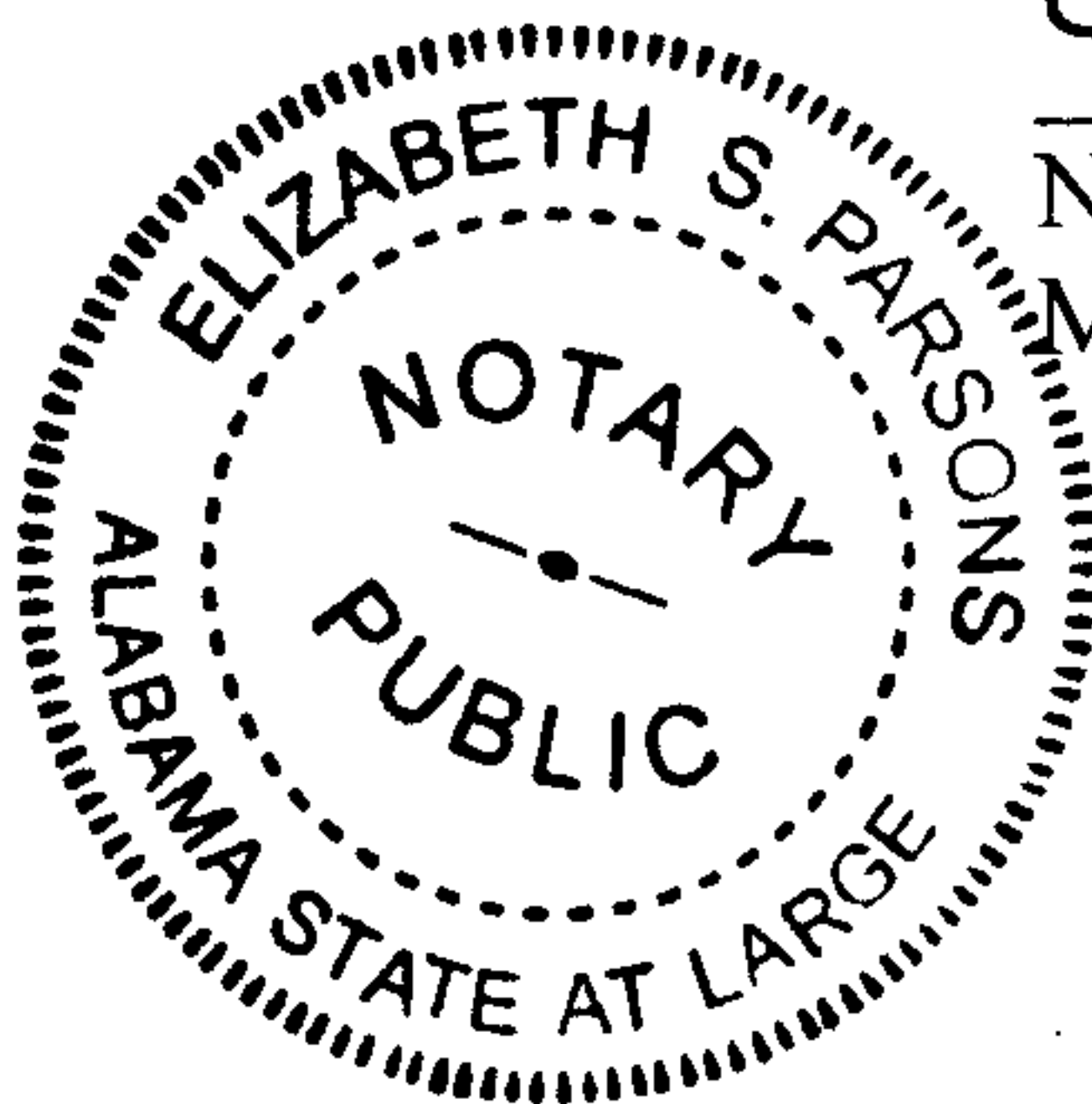
29th IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
day of July, 2016.

Timothy L Riley
TIMOTHY L. RILEY
Lori Riley
LORI RILEY

STATE OF ALABAMA
ST. CLAIR COUNTY

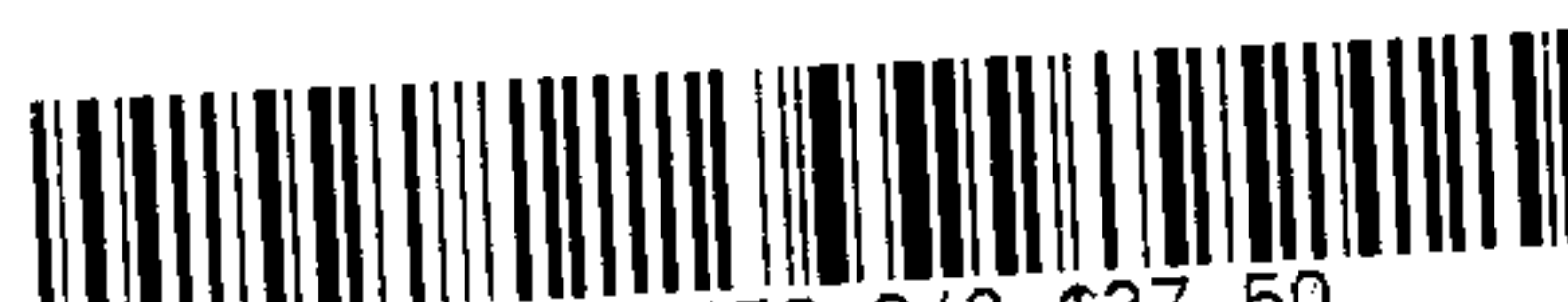
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TIMOTHY L. RILEY AND LORI RILEY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2016.



Elizabeth S. Parsons
Notary Public
My Commission Expires: 01/09/19

853-16


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