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DEEDS 1/2

Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Philip C. DuPree  
Henriette B. DuPree  
212 Hickory Hills Drive  
Alabaster, AL 35007

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we Gregory W. Allen and Nancy R. Allen, Trustees, or their Successors in Trust, under the Allen Living Trust, Dated May 15, 2013 and any amendment thereto, whose address is 212 Hickory Hills Drive, Alabaster, AL 35007 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Philip C. DuPree and Henriette B. DuPree, 133 Melmar Drive, Prattville, AL 36067 (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, having an address of 212 Hickory Hills Drive, Alabaster, AL 35007, to wit:

A lot or parcel of land situated in and being a part of the W 1/2 of the NE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and being described as follows, to-wit: Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of said Section 36 and run thence South along the West line of said 1/4-1/4 Section a distance of 711.79 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 75°20'30" to the left and run a distance of 142.62 feet to a point, said point being on the West margin of a road; thence run along the West margin of said road in a Southerly direction a distance of 123.12 feet to a point; thence turn an angle of 92°32' to the right and run a distance of 127.26 feet to a point on the West line of said 1/4-1/4 Section a distance of 155.60 feet to the point of beginning.

The above described lot or parcel of land being the same lot or parcel of land shown and designated as Lot No. 9 on the map or plat of Hickory Hills Subdivision, dated October 21, 1971, and prepared by A.C. Coulter, Jr., Registered Land Surveyor No. 1967.

Subject to: All easements, restrictions and rights of way of record.


\$209,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless 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 grantee 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 have hereunto set my/our hand(s) and seal(s), this the 24th day of February, 2020.

GREGORY W. ALLEN AND NANCY R. ALLEN,  
TRUSTEES, OR THEIR SUCCESSORS IN TRUST,  
UNDER THE ALLEN LIVING TRUST, DATED MAY  
15, 2013 AND ANY AMENDMENT THERETO


  
\_\_\_\_\_  
Gregory W. Allen  
Trustee

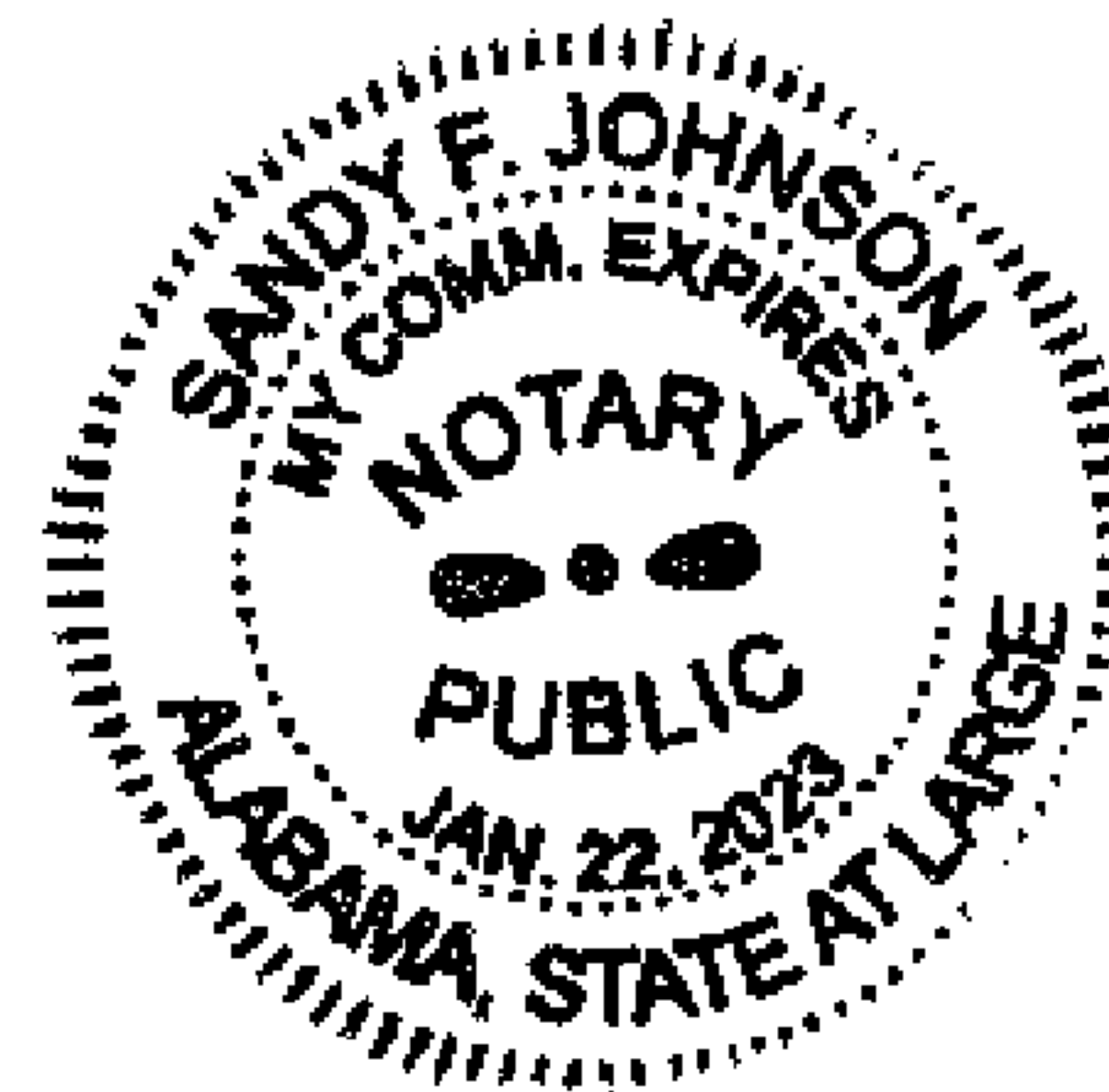
  
\_\_\_\_\_  
Nancy R. Allen  
Trustee

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Gregory W. Allen and Nancy R. Allen, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they in their capacity as Trustees of the Allen Living Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of February, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/26/2020 02:06:59 PM  
\$36.00 CHERRY  
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*Allen S. Bayl*