

20220928000371940
09/28/2022 12:39:57 PM
DEEDS 1/2

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2022-09-6587
Documentary Evidence: Sales Contract

Send Tax Notice To:

Michael Allen and
Marcia Allen
149 Windwood Circle
Alabaster, AL 35007
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty-Six Thousand Six Hundred Sixty-Six and 66/100 Dollars (\$356,666.66)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Pamela Allen Tucker, Michael R. Allen and Leigh Allen Oelmann, as Personal Representatives of the Estate of Ted R. Allen, deceased, Case # PR-2022-000670**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Michael Allen and Marcia Allen**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A tract of land situated in the SE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of said SE 1/4 of SE 1/4; thence run a distance along the north line of said 1/4-1/4 section for a distance of 877.4 feet; thence turn an angle right of 87 deg. 57 min. 42 sec. and run in a Southerly direction for a distance of 439.60 feet to the POINT OF BEGINNING; thence continue southerly along last described course for a distance of 840.0 feet to a point on the north right of way line of Shelby County Highway No. 12; thence turn an angle left of 88 deg. 07 min. 48 sec. and run east along said right of way line for a distance of 210.0 feet to a point; thence turn an angle left of 91 deg. 52 min. 12 sec. and run northerly for a distance of 840.0 feet to a point; thence an angle left of 88 deg. 07 min. 48 sec. and run West parallel to said right of way of Highway for a distance of 210.0 feet to the point of beginning.

Address of Property: 1807 Butler Road, Alabaster, Alabama 35007

\$370,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2022 12:39:57 PM
\$28.00 PAYGE
20220928000371940

Allen S. Byrd

IN WITNESS WHEREOF, the said Grantors have set their hands and seals, to be effective this 23rd day of September, 2022.

Pamela A. Tucker

(Seal)

Pamela Allen Tucker, as Personal Representative of
The Estate of Ted R. Allen, deceased, Case #
PR-2022-000670

Michael R. Allen

(Seal)

Michael R. Allen, as Personal Representative of the
Estate of Ted R. Allen, deceased, Case #PR-2022-000670

Leigh A. Oelmann

(Seal)

Leigh Allen Oelmann, as Personal Representative of the
Estate of Ted R. Allen, deceased, Case # PR-2022-000670

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Pamela Allen Tucker, Michael R. Allen and Leigh Allen Oelmann, as Personal Representatives of the Estate of Ted R. Allen, deceased, Case # PR-2022-000670**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 23rd day of September, 2022.

Rebecca J. Turner

Notary Public Rebecca J. Turner

My Commission Expires: 12/26/2022

Grantor's Mailing Address:

149 Windwood Circle
Alabaster, AL 35007

