

This Instrument was Prepared by:

Send Tax Notice To: Michael J. Nicholas
Wanda L. Nicholas

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

110 Batten Ln.
Columbiana, AL 35051

File No.: S-24-29967

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Twenty Thousand Dollars and No Cents (\$420,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael S. Allen, Sr. and Priscilla C. Allen**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael J. Nicholas and Wanda L. Nicholas**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama. to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of October, 2024.

Michael S. Allen, Sr.
Michael S. Allen, Sr.

Priscilla C. Allen
Priscilla C. Allen

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Michael S. Allen, Sr. and Priscilla C. 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of October, 2024

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-19-28

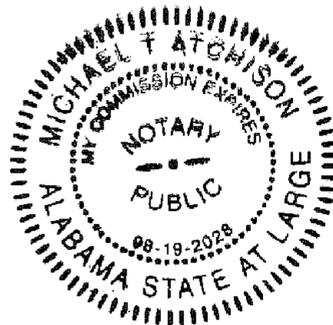


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of the SE 1/4, Section 25, Township 21 South, Range 1 West; thence South 89 degrees 03 minutes 30 seconds West along the North boundary of the NW 1/4 of the SE 1/4 and NE 1/4 of the SW 1/4, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence South 11 degrees 14 minutes 30 seconds East along said right of way 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence South 89 degrees 03 minutes 30 seconds West along said North right of way of Bolton Lane a distance of 741.74 feet to the point of beginning; thence continue along the last described course a distance of 107.61 feet; thence North 00 degrees 53 minutes 26 seconds West a distance of 249.71 feet; thence North 89 degrees 59 minutes 24 seconds East a distance of 149.77 feet; thence South 00 degrees 57 minutes 28 seconds East a distance of 200.02 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 11, 2001

