

This instrument was prepared by:

✓ Grantee(s) address:
P.O. Box 1144
Columbiana, AL 35051

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Three Hundred Twenty-six and no/100 DOLLARS (\$15,326.00) to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we), Kenneth R. Dennis and wife, Carolyn Dennis (herein referred to as GRANTORS) do grant, bargain, sell and convey unto William R. Justice and Beverly A. Justice (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the South $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 333.71 feet; thence turn left 89° 03' 31" and run North 664.07 feet; thence turn left 91° 02' 17" and run West 333.07 feet; thence turn left 88° 54' 15" and run South 663.52 feet to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT that part lying within the right of way of Shelby County Highway No. 30.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

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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) hands(s) and seal(s), this 12th day of February, 1997.

Kenneth R. Dennis
Kenneth R. Dennis

Carolyn R. Dennis
Carolyn R. Dennis

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Dennis and wife, Carolyn R. Dennis, 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 12th day of February, 1997.

Judy R. Davis
Notary Public

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