

SEND TAX NOTICE TO:

(Name) James & Helen Denny
288 Blue Cat Lane
(Address) Calera, AL. 35040

This instrument was prepared by

(Name) Thomas Traywick
(Address) P. O. Box 501, Calera, AL. 35040



20031110000744330 Pg 1/1 26.00
Shelby Cnty Judge of Probate, AL
11/10/2003 09:43:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand and no/100 Dollars----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas Traywick, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Denney and wife, Helen Denney

(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 located in the East half of the Northwest quarter of the Northwest quarter of Section 2, Township 24 South, Range 13 East in Calera, Alabama more particularly described as follows: Commence at a Alabama Highway Dept. Concrete Right of Way Monument on the West Right of Way line of U.S. Highway #31 in Calera, Alabama, marked Station 107+31.6 and run North 2 deg. 30 minutes 13 seconds East along said Right of Way line for 173.51 feet to the intersection of said Right of Way line with the Southerly Right of Way line of 20th Avenue. thence North 86 deg. 19 minutes 17 seconds West along said Right of Way line of 79.00 feet to the point of beginning; thence continue North 86 deg. 19 minutes 17 seconds West along said Right of Way line fo 50.00 feet; thence South 0 degrees 00 minutes 00 seconds East for 100.38 feet; thence South 88 degrees 59 minutes 20 seconds East for 45.66 feet; thence North 2 degrees 28 minutes 43 seconds East for 97.93 feet to the point of beginning. Situated in Shelby County, Alabama. LESS AND EXCEPT mineral rights and privileges belonging thereto.

This conveyance is subject to easements and restrictions of record.

The above described property does not constitute the homestead of the named grantor herein.

This instrument prepared without benefit of survey and title examination.

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 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 hand(s) and seal(s), this 7th

day of November ~~19~~ 2003

WITNESS:

____ (Seal)
____ (Seal)
____ (Seal)

Thomas Traywick (Seal)
Thomas Traywick (Seal)
____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Traywick, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November 2003

James Denney
Comm Expires 1-25-2005

Sharon E. Dargfield
Notary Public.