

This instrument was prepared by

693
Harrison, Conwill, Harrison & 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 Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
David M. Phelps, an unmarried man,

herein referred to as grantors) do grant, bargain, sell and convey unto
Lennis C. Dennis and Dorothy L. Dennis

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

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Commence at the SW corner of Section 31, Township 20 South, Range 2 East; thence proceed in an Easterly direction along the South boundary line of said Section 31, for a distance of 1319.00 feet to a point being the SE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 31, Township 20 South, Range 2 East; thence turn an angle of 90 degrees 20 minutes 39 seconds to the left and proceed in a Northerly direction along the East boundary line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ for a distance of 75.5 feet to the point of beginning; thence continue Northerly along said East boundary line a distance of 142.93 feet to a point; thence turn an angle of 89 degrees 39 minutes 21 seconds to the left and run Westerly a distance of 304.77 feet to a point; thence turn an angle of 90 degrees 21 minutes 12 seconds to the left and run Southerly a distance of 142.93 feet to a point; thence turn an angle of 89 degrees 38 minutes 48 seconds to the left and run Easterly a distance of 304.77 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 31, Township 20 South, Range 2 East, and contains 1.0 acre.

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 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 hands(s) and seal(s), this 9th
day of August, 19 85.

WITNESS:

Deed, THX 3.00 STATE OF ALA SHELBY CO. (Seal)
Sec 2.50 I CERTIFY THIS
Grand 1.00 INSTRUMENT (Seal)
6.50 1985 AUG 12 PM 3:46 (Seal)
David M. Phelps (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that David M. Phelps, an unmarried 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 9th day of August, A. D., 1985.

William R. Justice
Notary Public.