

This instrument was prepared by

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**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

O.W. Denty and wife, Gladdie Denty  
herein referred to as grantors) do grant, bargain, sell and convey unto

Michael V. Waldrop and Dena K. Waldrop  
(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 situated in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at the NE corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 21, and run Southerly for 653.69 feet; thence turn 87 degrees 53 minutes to the right and run Westerly for 314.62 feet; thence turn 92 degrees 16 minutes 57 seconds to the right and run Northerly for 645.38 feet; thence turn 86 degrees 11 minutes 11 seconds to the right and run Easterly for 313.17 feet to the point of beginning, containing 4.674 acres, more or less.

**GRANTEES ADDRESS:**

P.O. Box 413  
Harpersville, Alabama 35078

Three Thousand dollars of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

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, we have hereunto set OUR hands(s) and seal(s), this \_\_\_\_\_ day of December, 19 85.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

1988 JAN - 3 AM 11:23 (Seal)

Thomas P. Shuman, Jr. (Seal)  
JUDGE OF PROBATE

O.W. Denty (Seal)  
O.W. Denty

Gladdie Denty (Seal)  
Gladdie Denty

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 O.W. Denty and wife, Gladdie Denty whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December, A. D., 19 85