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JF

This instrument was prepared by
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Birmingham, AL 35236

Send Tax Notice To: John F. Simmons
name
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address
Birmingham, AL 35211

479
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and no/100 ----- DOLLARS

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

JOHN F. SIMMONS AND WIFE MARIE K. SIMMONS
(herein referred to as grantors) do grant, bargain, sell and convey unto

DENMAN CONSTRUCTION COMPANY, INC.

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

Beginning at a point located as follows:
From the NW corner of SE 1/4 of NE 1/4 of Section 29, Township 19
South, Range 2 West, run East along the North line of said SE 1/4
of NE 1/4 for a distance of 355.8 feet to a "Point of Beginning".
At said "Point of Beginning", turn an angle to the right of 88°
38' and run a distance of 328.66 feet; thence turn an angle to the
left of 88° 36' and run a distance of 306.0 feet; thence turn an
angle to the left of 91° 23' 45" and run a distance of 328.67 feet;
thence turn an angle to the left of 91° 22' 15" and run a distance
of 305.8 feet to "Point of Beginning".

Subject to easements, restrictions and limitations of record and
taxes due and payable on October 1, 1988.

Restrictions appearing of record in Vol. 261 page 831 in the Probate
Office of Shelby County, Alabama.

Right of way to Alabama Power Company as recorded in Real 167 Page 308
in the Probate Office of Shelby County, Alabama.

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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.

BOOK
IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 23rd
day of August, 19 88.

WITNESS:

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

88 SEP -8 AM 8:41

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

I, Irene Brecht

hereby certify that Mr. John F. Simmons and Mrs. Marie K. Simmons

whose name 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 23rd day of August A. D., 19 88

Altus Mtg