

SEND TAX NOTICE TO:

(Name) Dan Dennis
Angela Dennis
 (Address) 1837 Conch Drive CIRCLE
Alabaster, Al 35007
ID# 13-7-26-2-001-003.022

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 Southbridge Parkway/Ste. 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dan Dennis and wife, Angela Dennis

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

Dan Dennis and Angela 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:

See Attached Exhibit "A" for legal description

Subject to current taxes, easements and restrictions of record.

1.00
 5.00
 4.00
 10.00

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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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30

day of August, 19 89.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Dan Dennis (Seal)
Angela Dennis (Seal)
Angela Dennis (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan Dennis and wife, Angela Dennis 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 30th day of August A.D., 19 89

Notary Public

Clayton T. Sweeney
 Notary Public

EXHIBIT A

Parcel One: Lot 92, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Parcel Two: Commence at the Southeast corner of Lot 93, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama; thence run Northwesterly along the East line of said lot 145.05 feet to the Northeast corner of said lot; thence $171^{\circ} 39' 44''$ Left and run Southeasterly for 137.21 feet to the South line of said lot; thence $73^{\circ} 17' 52''$ Left and run Easterly 21.96 feet to the point of beginning.

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

89 SEP -7 PM 4:05

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	10.00