SEND TAX NOTICE TO:

(Name) Albert T. Dennis and Frances H. Dennis
(Address) 1408 Avenue I Bessemer, AL 35020

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

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 Two thousand and no/100 ---- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Allen T. Dennis and wife, Debra S. Dennis

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

Albert T. Dennis and wife, Frances H. 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:

Commence at the SW corner of the NW¼ of the NE¼, Section 11, Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said NW¼ of NE¼ a distance of 289.55 feet to the point of beginning; thence continue along the South boundary line of said ¼ ¼ for a distance of 327.75 feet to a point; thence turn an angle of 89 deg. 35'54" to the left and run Northerly for a distance of 1328.27 feet to a point; thence turn an angle of 90 deg. 16' 25" to the left and run Westerly for a distance of 327.74 feet to a point; thence turn an angle of 89 deg. 43' 35" to the left and run Southerly for a distance of 1329.00 feet to the point of beginning. Said parcel is lying in the NW¼ of the NE¼, Section 11, Township 21 South, Range 1 East, and contains 10.00 acres.
EXCEPTED from the above description is a prescriptive use unpaved public road across the North portion of this parcel.

Inst # 1992-09594

05/28/1992-09594
04:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 8.50

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 28 day of May, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

Allen T. Dennis (Seal)
(Allen T. Dennis)
Debra S. Dennis (Seal)
(Debra S. Dennis)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen T. Dennis and wife, Debra S. Dennis 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 28th day of May, A. D., 19 92.

Paula R. Thompson
Notary Public.