

SEND TAX NOTICE TO:

(Name) Luevenue Dennis

(Address) 2454 Hwy 33
Pelham, AL 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, AL. 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 Five Hundred and no/100 ----- DOLLARS

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

Nelson Wayne Archer and wife, Janice Archer

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

G. P. Dennis and Luevenue 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:

PARCEL "2"

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 7, Township 20, Range 2 West, and run North 89 degrees 07 minutes 20 seconds West a distance of 469.43 feet; thence South 50 degrees 17 minutes 59 seconds West a distance of 1119.34 feet to the Easterly right-of-way of Shelby County Highway No. 33 (80' R.O.W); thence South 00 degrees 00 minutes 45 seconds West a distance of 53.75 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along the last described course a distance of 226.25 feet; thence South 61 degrees 19 minutes 13 seconds East a distance of 73.92 feet; thence North 62 degrees 32 minutes 29 seconds East a distance of 86.45 feet; thence North 38 degrees 27 minutes 06 seconds West a distance of 7.88 feet to the point of a curve to the right having a central angle of 30 degrees 00 minutes 44 seconds and a radius of 300.00 feet; thence continue along the arc of said curve a distance of 157.14 feet to the end of said curve; thence North 08 degrees 26 minutes 22 seconds West a distance of 55.62 feet; thence North 74 degrees 46 minutes 04 seconds West a distance of 69.06 feet to the point of beginning. Situated in Shelby County, Alabama.

05/28/1993-15429
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO

According to the survey of Robert C. Farmer, P.L.S. AL. Reg. No. 14720 dated March 15, 1993.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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

day of March, 1993

WITNESS:

_____(Seal)

Nelson Wayne Archer (Seal)
Nelson Wayne Archer

_____(Seal)

Janice Archer (Seal)

_____(Seal)

Janice Archer (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Nelson Wayne Archer and Janice Archer

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 28 day of April, March A. D., 1993

Clara R. Higgins
Notary Public.

Inst # 1993-15429