

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:
(Name) James Denney
(Address) 1564 Kent Dairy Road - Lot 28
Alabaster, Al. 35007

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,

Ben Covington, Jr., and wife, Alva T. Covington
(herein referred to as grantors) do grant, bargain, sell and convey unto
James Denney and Helen Denney

(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 located in the NW 1/4 of the SE 1/4, Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: from the Northeast corner, Tract 441, Lloyds Map, run West for 550.0 feet to a point that is 110.0 feet East of the Northwest corner of the SW 1/4, Section 20, Township 22 South, Range 2 West; thence deflect to the left 88 degrees 42 minutes and run Southerly 221.0 feet to a point on the Northerly right of way line of an unpaved road; thence deflect to the left 70 degrees 14 minutes and run Easterly along said right of way line 568.0 feet to a point; thence deflect to the left 68 degrees 56 minutes and run Northerly 11.0 feet to the point of beginning. Situated in Shelby County, Alabama.
LESS AND EXCEPT property conveyed in deed recorded in Instrument No. 1995-16589 in Probate Office of Shelby County, Alabama.

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

01/12/1996-01192
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SHM 9.00

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 06 day of January, 19 96
WITNESS:

(Seal) Ben Covington, Jr. (Seal)
(Seal) Alva T. Covington (Seal)
(Seal)

STATE OF ALABAMA }
Baldwin COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ben Covington, Jr. and Alva T. Covington whose name is 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 06 day of January, A. D., 19 96
William J. McFarland Notary Public
Commission expires 08/10/99