

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

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 Fifteen Thousand and no/100 ----- DOLLARS

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

Estelle G. Collum, a widow

Inst # 1996-04095

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

James M. Denny and Helen M. Denny

(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 I:**

Begin at the NE corner of the SE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West; thence run Westerly along the north line thereof for 596.85 feet to an iron pin in a rock pile; thence 50 degrees 38 minutes 34 seconds left run Southwesterly for 140.78 feet to an iron pipe; thence 7 degrees 48 minutes 56 seconds right run Southwesterly for 226.15 feet; thence 89 degrees 24 minutes 43 seconds left run Southeasterly for 523.92 feet to the northwesterly R/W of Alabama State Highway #25; thence 90 degrees 13 minutes left run Northeasterly along said R/W for 154.70 feet to a curve to the left (having a radius of 1996.86 feet and a central angle of 17 degrees 49 minutes 29 seconds); thence run along said R/W for 621.22 feet to the east line of said 1/4-1/4 section; thence 39 degrees 12 minutes 14 seconds left from chord of said curve run 62.72 feet to the Point of Beginning.

**PARCEL II:**

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West; thence run South along the east line thereof for 206.02 feet to the Northwesterly R/W of Southern Railroad; thence 36 degrees 43 minutes 35 seconds right run Southwesterly along said R/W for 276.47 feet to the Point of Beginning; thence continue last described course for 407.71 feet; thence 101 degrees 36 minutes 23 seconds right run Northwesterly for 66.08 feet to the Southeasterly R/W of Alabama State Highway #25; thence 89 degrees 47 minutes right Northeasterly along said R/W for 155.0 feet to a curve to the left (having a radius of 2076.86 feet and a central angle of 6 degrees 45 minutes 32 seconds); thence run along said R/W and curve for 245.0 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS # 12945, dated December 22, 1995.

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

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, I have hereunto set my hand(s) and seal(s), this

day of February, 1996

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

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

hereby certify that Estelle G. Collum

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 2 day of February, A. D., 1996

Notary Public