

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eighteen Thousand Dollars (\$118,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Justin Fuller**, as the surviving grantee of a joint tenants with rights of survivorship deed recorded in the Probate Office of Shelby County at Shelby County Map Book 241 Page 855, with the other grantee, Joyce T. Fuller, whose date of death being on or about 12 day of September, 1996, hereinafter called "Party of the First Part," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Calile Louise Dennis**, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

155 Tecumseh Street, Montevallo, Alabama, and further described as Lot 31, according to the Survey of First Addition to "Indian Highlands" as shown by map recorded in Map Book 5 page 6 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the 30th day of April, 1996, at 968 North Main Street, Montevallo, Alabama

PARTY OF THE FIRST PART

Justin Fuller (L.S.)
____ (L.S.)

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Charles W. Holcomb, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of April, 1996.

Charles W. Holcomb
NOTARY PUBLIC

My Commission Expires 15 July 1998

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115

Inst # 1996-14224

05/01/1996-14224
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 66.50

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