

1052

SEND TAX NOTICE TO:

James M. Denney and
(Name) Helen M. Denney

This instrument was prepared by

(Name) Mitchell A. Spears

(Address) 1364 Kent Dairy Road, Lot 28
Alabaster, AL 35007

(Address) P. O. Box 119, Montevallo, AL 35115

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTEEN THOUSAND and 00/100, (\$15,000.00) -----DOLLARS

to the undersigned grantor, **CENTRAL STATE BANK** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES M. DENNEY and wife, HELEN M. DENNEY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY COUNTY, ALABAMA

Inst # 996-17613

A parcel of land in the South 1/2, Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the NW corner of the NW 1/4 of the SE 1/4 of Section 20, run South 00 deg. 02 min. West for 276.2 feet; thence run South 77 deg. 52 min. West 151.9 feet; thence run South 45 deg. 21 min. East 35.9 feet to the point of intersection of the South margin of an unpaved public road and the easterly right of way line of County Road No. 63 the point of beginning of subject lot; from said point, run along the unpaved public road North 74 deg. 43 min. East for 131.7 feet; continue along said road North 66 deg. 25 min. East for 114.9 feet; continue along said road North 60 deg. 31 min. East for 88.2 feet; thence run along a cable fence South 16 deg. 16 min. East for 32.2 feet to a corner post of a cemetery thence run along a fence South 06 deg. 28 min. East for 98 feet thence run North 85 deg. 32 min. West for 288 feet to a point on said right of way line of County Road No. 63; run thence in a Northwesterly direction along said road right of way line (a curve concave left for 40 feet to the point of beginning; being situated in Shelby County, Alabama) being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 557 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 200 page 463 in Probate Office.

05/31/1996-17613
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 11.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **William M. Schroeder, Sr.** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of May 1996

ATTEST:

Secretary

By William M. Schroeder, Sr.

William M. Schroeder, Sr. President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that **William M. Schroeder, Sr.**
whose name as **President of**

a Notary Public in and for said County in said

Central State Bank

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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of May 1996

Bill Davis

Notary Public

My Commission Expires April 2, 2000

C.S.B.