

This instrument was prepared by

Send Tax Notice To: Charles A. Little

(Name) Larry L. Halcomb

name

2806 Saint Patrick Place
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY ONE THOUSAND AND NO/100

DOLLARS (\$91,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
L. Gary Dennis, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles A. Little and wife, Frances E. Little

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 48, according to the Survey of Braelinn Village, Phase I, as recorded in
Map Book 11, page 100, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997.

Subject to restrictions or covenants, easements, agreement with Alabama Power
Company, and restrictions regarding Alabama Power Company, of record.

The grantor makes no warranty of title as to mineral and mining rights.

\$ 60,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1997-24134

08/01/1997-24134
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
39.50

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 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 25th
day of July, 19 97.

(Seal)

L. Gary Dennis
L. Gary Dennis

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
L. Gary Dennis, Unmarried
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 25th day of July A.D., 19 97

My Commission Expires:
January 23, 1998

Larry L. Halcomb
Notary Public

Notary Public