

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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**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) Ronald Armstrong  
P.O. Box 492  
(Address) Shelby, Alabama 35143

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 Four Thousand Seven Hundred Fifty and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Allen T. Dennis and wife, Debra S. Dennis

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Ronald Armstrong and wife, Janet Armstrong

(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 in the North half of the Northeast Quarter of Section 11, Township 21 South, Range 1 East, being a part of Lot 8 as described on the Map of Fawn Meadows, recorded in Map Book 21 at Page 130, of the Map records of Shelby County, Alabama, Said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence South 89 degrees 49 minutes 27 seconds West, along the south line of said sixteenth section and said subdivision a distance of 507.86 feet to the Southeast corner of Lot 8 and the Point of Beginning; thence continuing South 89 degrees 49 minutes 27 seconds West, along said line, a distance of 210.25 feet to the Southwest corner of Lot 8; thence North 52 degrees 56 minutes 33 seconds East, a distance of 291.87 feet, to a point on a cul-de-sac; thence along a curve, concave to the Southwest, having a radius of 55.00 feet and a chord bearing of South 54 degrees 40 minutes 17 seconds East, an arc length of 33.82 feet to the Northeast corner of Lot 8; thence South 17 degrees 42 minutes 54 seconds West, a distance of 163.76 feet to the Point of Beginning.

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

09/10/1997-29090  
08:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.50

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, we have hereunto set OUR hand(s) and seal(s), this

day of May, 19 97

WITNESS:

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

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

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

Allen Dennis (Seal)

Debra S. Dennis (Seal)

Debra S. Dennis (Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

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

hereby certify that Allen Dennis and Debra S. Dennis

whose name S 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

14th

day of

May

A. D. 19

97

Janet I. Pearson  
Notary Public.