

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This Instrument was prepared by:

Conwill & Justice, P.C.

P.O. Box 557

Columbiana, Alabama 35051

Send Tax Notice To:

Dennis M. Gannon

19210 Hwy 145

Shelby, AL 35143

5500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00) and other good and valuable considerations, to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Odessa Hope**, a widow, (herein referred to as grantor, grant, bargain, sell and convey unto **Julia Taylor Gannon and husband, Dennis M. Gannon**, (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 2, according to Map and Survey of Odessa Estates, as recorded in Map Book 23, Page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and 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 our hand and seal this the 12<sup>th</sup> day of December, 1997.

Odessa Hope  
Odessa Hope

Inst # 1998-02503

01/23/1998-02503  
03:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

Inst # 1998-02503

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Odessa Hope, a widow, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December, 1997.



William R. Justice  
Notary Public  
My Commission Expires: 9/12/99

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