

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Nine Thousand Two Hundred Sixty-Three and NO/100 (\$109,263.00) Dollars and other good and valuable consideration to the undersigned, Hen/Sons Construction Co. aka HEN-SONS Consturction, LTD herein referred to as Grantors, in hand paid by Carl Ray Lenning and wife, Melinda D. Lenning herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama: thence South 87 degrees 33 minutes 00 seconds East, a distance of 1052.29 feet; thence South 1 degree 43 minutes 45 seconds West a distance of 2057.93 feet to the South Right of Way Line of Darnell Drive for the POINT OF BEGINNING: thence North 81 degrees 39 minutes 49 seconds West along said Darnell Drive a distance of 104.00 feet; thence South 2 degrees 04 minutes 07 seconds West a distance of 201.31 feet; thence South 87 degrees 55 minutes 54 seconds East a distance of 103.38 feet thence North 2 degrees 04 minutes 07 seconds East a distance of 189.96 feet to the POINT OF BEGINNING: said described tract containing 0.46 acre more or less, being situated in Shelby County, Alabama.

This is not the homestead property of the Grantor.

The above described property is that same property as described in Instrument NO. 1997-00034512 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself and its heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same as aforesaid; that it will and its 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 except as herein stated.

03/10/1998-08299
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1998-08299

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this the 6th day of March, 1998.

Hen/Sons Construction Co.

BY: Roland H. Henson
Roland H. Henson

aka
HEN-SONS Construction LTD

BY: Roland H. Henson
Roland H. Henson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Roland H. Henson, General Partner whose name as such office is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 1998.

Justith C. Lennard
NOTARY PUBLIC
My Commission Expires: 9/25/99

This document prepared by:

Gregory S. Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Carl Ray and Melinda D. Lenning
208 Darnell Dr.
Vincent, Alabama 35178

Inst # 1998-08299

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