

114.900

Please Send Tax Notice to:
Dennis & Carol Dupont
6000 Fawcett
Anniston, AL 36206

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Michelle Wiedow, an unmarried woman, herein referred to as Grantor, in hand paid by Dennis Dupont and wife Carol Dupont herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, all of their current interest, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of South Forty, a Residential Subdivision, as recorded in Map Book 11 page 102 in the Probate Office of Shelby County, Alabama; being situated in 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 himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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.

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 his hand and seal this the 16th day of April, 1999.


Michelle Wiedow

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Michelle Wiedow whose name is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 1999.


NOTARY PUBLIC
My Commission Expires: 9/18/99

This document prepared by:
Mitchell & Graham P.C., Attorneys at Law
2700 Highway 280 East Suite 101 W
Birmingham, Alabama 35223

Inst # 1999-16801

04/21/1999-16801
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 PMS 123.50