

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Frances Kay Dawkins

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy Thousand and 00/100 (\$70,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael R. Dennis and Robyn Dennis, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Frances Kay Dawkins, a single individual**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$40,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 25th day of May, 1999.

Michael R. Dennis
Michael R. Dennis
Robyn Dennis
Robyn Dennis

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael R. Dennis and Robyn Dennis, husband and wife whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 2.20.03

PEGGY L. MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

Inst # 1999-22100

05/26/1999-22100
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 41.00

Exhibit "A"

Inst. # 1999-22100

05/26/1999-22100
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 41.00

PARCEL I:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence North 01 degrees 44 minutes 40 seconds East along the East line of said Quarter-Quarter a distance of 606.44 feet to a steel rebar corner; thence run South 88 degrees 14 minutes 19 seconds East a distance of 156.43 feet to a steel rebar corner; thence run South 01 degrees 45 minutes 41 seconds West a distance of 610.43 feet to a steel rebar corner; thence run South 89 degrees 41 minutes 54 seconds east along the South line of said Quarter-Quarter a distance of 156.66 feet to the point of beginning.

Also, a non exclusive easement for ingress, egress and all utilities, more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North 01 deg. 44 min. 40 sec. East along the East line of said 1/4 1/4 a distance of 606.44 feet to a point; thence continue along last described course a distance of 139.85 feet to a steel rebar corner on the South margin of Shelby County Highway No. 10; thence run South 87 deg. 03 min. 46 sec. West along said margin of said Highway a distance of 156.92 feet to a found steel pin corner and the point of beginning of the easement being described; thence run South 01 deg. 45 min. 41 sec. West a distance of 127.00 feet to a steel rebar corner; thence run South 88 deg. 14 min. 19 sec. East a distance of 15.0 feet to a point; thence run North 01 deg. 45 min. 41 sec. East a distance of 127.22 feet to a point on the South margin of Highway No. 10; thence run South 87 deg. 03 in. 46 sec. West a distance of 15.0 feet to the point of beginning and the end of described easement.

M.R.D.
R.D.