

SEND TAX NOTICE TO:
Robert R. Denty, Jr.
Kristy Denty
100 East Highland
Vincent, Alabama 35178

Inst. # 1999-47886

11/24/1999-47886
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13.00
02 WES

This instrument was prepared by:
Patrick F. Smith
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of **Seventy-one Thousand and 00/100 Dollars (\$71,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Paul Veitch and Donna Veitch, Husband and Wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Robert R. Denty, Jr., Kristy Denty, and Robert R. Denty, Sr., as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

See attached Exhibit "A"

NOTE: \$70,399.00 of the above referenced price was obtained through a purchase money first mortgage.

NOTE: Paul F. Veitch and Paul Veitch are one and the same person. Donna H. Veitch and Donna Veitch are one and the same person.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 17, 1999.

Paul Veitch
Paul Veitch
By: Donna H. Veitch, Attorney in Fact
Donna Veitch
Donna Veitch

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Veitch, by and through his attorney in Fact, Donna H. Veitch, and Donna Veitch whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on November 17, 1999.

Melissa Kessler Smith
Notary Public
Commission Expires: **MELISSA KESSLER SMITH, NOTARY PUBLIC**
MY COMMISSION EXPIRES: 11/14/2001

EXHIBIT "A" LEGAL DESCRIPTION

From the accepted NE corner or the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 East, run thence South along the East boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 392.52 feet; thence turn $89^{\circ} 39' 30''$ right and run 658.13 feet; thence turn $87^{\circ} 53'$ left and run 105.0 feet; thence turn $87^{\circ} 53'$ right and run 360.0 feet; thence turn $87^{\circ} 53'$ left and run 287.0 feet to the point of beginning of herein described lot; thence continue along said course a distance of 105.0 feet; thence turn $89^{\circ} 04' 54''$ right and run 419.76 feet; thence turn $90^{\circ} 55' 06''$ right and run 105.0 feet; thence turn $89^{\circ} 04' 54''$ right and run 419.76 feet to the point of beginning of herein described lot. According to survey of Sam W. Hickey, RLS #4848, dated December 12, 1994.

Inst # 1999-47886

11/24/1999-47886
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 13.00