

SEND TAX NOTICE TO:
(Name) Mary Gene E. Denney
(Address) _____

Not # 1999-51010

12/17/1999-51010

04:01 PM CERTIFIED

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollars (\$1.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Adell Edmondson, a married woman**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Mary Gene E. Denney, John M. Denney and Jeffery M. Denney** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

The above property constitutes no part of the homestead of grantor's spouse.

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

And I do for myself and for my heirs, executors, and administrators covenant with the 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 noted 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 my hand and seal this 3rd day of April, 1996.

Adell Edmondson (SEAL)
Adell Edmondson

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Adell Edmondson**, 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 3 day of April, 1996.

Frank Ellis (SEAL)
Notary Public

EXHIBIT "A"

Lot No. 11 according to Willow Island Subdivision, the same being a part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13 Township 22 South, Range 1 East, a plat of said Subdivision is recorded in Map Book 4 on page 73 in the Probate Office of Shelby County, Alabama.

Together with the right to use, but not to cut any merchantable timber, all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described, if the same were extended and projected from their present terminus to the water level. All rights are subject to the right of grantor s to continue to obtain a lease on said lands from the Alabama Power Company or any successor owner. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate also,

In Addition to above, grantors do hereby convey to the grantees and to their successors and assigns the right of ingress and egress to and from the Coosa River by a causeway recently constructed.

The grantees herein, their successors and assigns shall also have the right to use the boat launching facilities and picnic area located in said Subdivision, provided, however, there shall be no burden on the grantors to maintain said facilities between the time of the execution of this deed and the time the same is submerged by the raising of the water level of the Coosa River. It is understood there is no liability on the grantors, or their successors or assigns for any injuries suffered by any persons using said launching facilities.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 220 on page 891 in Probate Office of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Adell Edmondson
Adell Edmondson.

Inst # 1999-51010

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SHELBY COUNTY JUDGE OF PROBATE

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