

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Nine Thousand Eight Hundred One and 20/100 (\$89,801.20)

Dollars and other good and valuable consideration to the undersigned, O. C. Dyer and wife, Vernia V. Dyer herein referred to as Grantors, in hand paid by Roland H. Henson and wife, Patricia P. Henson 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:

A parcel of land, situated in the W1/2 of SW1/4, NW1/4 of Section 21, Township 19 South, Range 2 East and located in Shelby County, Alabama, and more particularly described as follows:

That portion of the W1/2 of the SW1/4 of the NW1/4 of Section 21, Township 19, Range 2 East, lying South of Shelby County Road No. 62.

ALSO, a parcel of land, situated in the SW1/4 of the SW1/4 of Section 16, Township 19 South, Range 2 East and the NE1/4 of the NE1/4 of Section 20, Township 19 South, Range 2 East and in the NW1/4 of the NW1/4 of Section 21, Township 19 South, Range 2 East, and located in Shelby County, Alabama, and more particularly described as follows:

Southwest one acre out of the SW1/4 of the SW1/4 of Section 16, Township 19 South, Range 2 East, the North 687 feet of the NW1/4 of the NW1/4 of Section 21, Township 19 South, Range 2 East, except that lying in road right-of-way; that part of the NE1/4 of the NE1/4 of Section 20, Township 19 South, Range 2 East, that lies East of Easterly right-of-way of County Road No. 83, containing 24 acres, more or less.

Less and Except any portion of above described property that may have been previously sold.

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 Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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.

12/29/1999-52239
10:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE NW 12.00

1999-52239

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 17th day of December, 1999.

O. C. Dyer

Vernia V. Dyer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that O. C. Dyer and wife, Vernia V. Dyer whose names are 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 17th day of December, 1999.

Judith C. Alexander
NOTARY PUBLIC
My Commission Expires: 9/24/2003

This document prepared by:

Gregory S. Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 305
Childersburg, Alabama 35044

Please send tax notice to:
Roland H. Henson
P. O. Box 17
Vincent, Alabama 35178

Inst # 1999-52239

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10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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