

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) James M. Denney

(Address) 2364 10th Ave
Calera 35040

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joseph F. Burcham, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

James M. Denney and Helen 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:

Commence at a concrete monument locally known as the Northwest corner of the NW 1/4 of the SE 1/4 of Section 14, Township 22 South, Range 2 West; thence along the North line of said 1/4- 1/4 Section North 88 deg. 26 min. 29 sec. East and run 2,453.57 feet to a rebar on the Northwesterly right of way line of Alabama Highway No. 25; thence along said right of way line South 40 deg. 05 min. 16 sec. West and run 462.43 feet to a rebar and also the Point of Beginning; thence North 48 deg. 52 min. 30 sec. West and run 129.00 feet to a rebar; thence North 82 deg. 40 min. 39 sec. West and run 166.00 feet to a 12 foot fence post; thence South 40 deg. 12 min. 29 sec. West and run 162.00 feet to a point; thence South 60 deg. 20 min. 35 sec. East and run 273.43 feet to a point on the Northwesterly right of way line of Alabama Highway No. 25; thence along said right of way line North 40 deg. 05 min. 16 sec. East and run 200.00 feet back to the Point of Beginning. Containing 1.25 acres, more or less. Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY IS NOT A PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 2nd day of February, 2000

WITNESS:

(Seal)

Joseph F. Burcham (Seal)
Joseph F. Burcham

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph F. Burcham 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A.D. 2000

My Commission Expires: 10/16/2000

Notary Public

02/03/2000-03340
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 28.50

Inst # 2000-03340