

This Instrument Prepared By:
Christopher R. Smitherman
Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Shawn & Robin Dennis
770 Highway 253
Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Thousand & 00/100 Dollars (\$30,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Nathan Stamps, a married man**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Shawn Dennis and Robin Dennis, husband and wife**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Tract 1, according to the map of Shady Acres, recorded in Map Book 26, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to Restrictive Covenants recorded in Instrument Number 2000-10863, in the Probate Office of Shelby County, Alabama.

NOTE: This property does not constitute homestead for the Grantor.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 23rd day of October, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTOR

Nathan Stamps (L.S.)
Nathan Stamps

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Nathan Stamps, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23rd day of October, 2000.

NOTARY PUBLIC

My Commission Expires: 5/10/14

10/31/2000-37712
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
Inst # 2000-37712
001 MMB 19.50