

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

1825 Rock School Road
Harpersville, Alabama 35078

Inst # 2001-07227

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **CLYDE DENTY** and **MILDRED ANN LYNN DENTY**, does grant, bargain, sell and convey unto **REGINA DENTY MCCLELLAN**, the following described real estate situated in Shelby County, Alabama, to wit:

The Plot of land in the Northeast Quarter of the Southwest Quarter of Section 34, Township 19, Range 1 East, which is more particularly described as follows: Commencing at the intersection of the West boundary of said Northeast Quarter of the Southwest Quarter with the Chelsea-Harpersville Road; run thence in a Northeasterly direction along said road 150 yards; run thence North and parallel with the West boundary of said Northeast Quarter of the Southwest Quarter 50 yards; run thence in a Northwesterly direction 110 yards to a point on the West boundary of said Northeast Quarter of Southwest Quarter, which point is 200 yards North of point of beginning; run thence South along the West boundary of said Northeast Quarter of Southwest Quarter to point of beginning, containing 4 acres, more or less.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunder set our hand and seal, this 15th day of March, 2001.

Witness

CLYDE DENTY
CLYDE DENTY

Witness

Mildred Ann Lynn Denty
MILDRED ANN LYNN DENTY

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clyde Denty and Mildred Ann Lynn Denty, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2001.

H. M. M. C.
Notary Public

My Commission Expires: 9-21-2004

03/01/2001-07227
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 11.50