

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

Send Tax Notice:
Richard Shane Dennis
Kristinna S. 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 **Eighty-Three Thousand Four Hundred & 00/100 Dollars (\$83,400.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Shawn Dennis and wife, Robin Dennis**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Richard Shane Dennis and wife, Kristinna S. Dennis**, 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:

A lot or parcel of land situated in the NE¼ of the SE¼ of Section 34, Township 21 South, Range 4 West and being more particularly described as follows: Commence at the SW corner of the above said quarter-quarter, thence run Easterly and along the South line for 290.00 feet to the point of beginning; thence continue along the last described course for 210.00 feet; thence turn an angle to the left of 90° 00' and run North for 210.00 feet; thence turn an angle to the left of 90° 00' and run West for 210.00 feet; thence turn an angle to the left of 90° 00' and run South for 210.00 feet to the point of beginning.

ALSO, a right of way or road for Ingress and Egress, being 20.00 feet in width, with its centerline being described as follows: Commence at the SW corner of the NE¼ of the SE¼ of Section 34, Township 21 South, Range 4 West; thence run Easterly and along the South line for a distance of 500.00 feet; thence turn an angle to the left of 90° 00' and run North for 10.00 feet to the centerline of said road and the point of beginning; thence turn an angle to the right of 90° 00'; and run East for 240 feet, more or less to a Shelby County gravel road.


According to survey of Steven H. Gay, RLS #17522, dated April 6, 2001.

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 Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors 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 Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30th day of March, 2001 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS



Shane Dennis (L.S.)
Shawn

04/18/2001-14894
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 31.00

Inst # 2001-14894

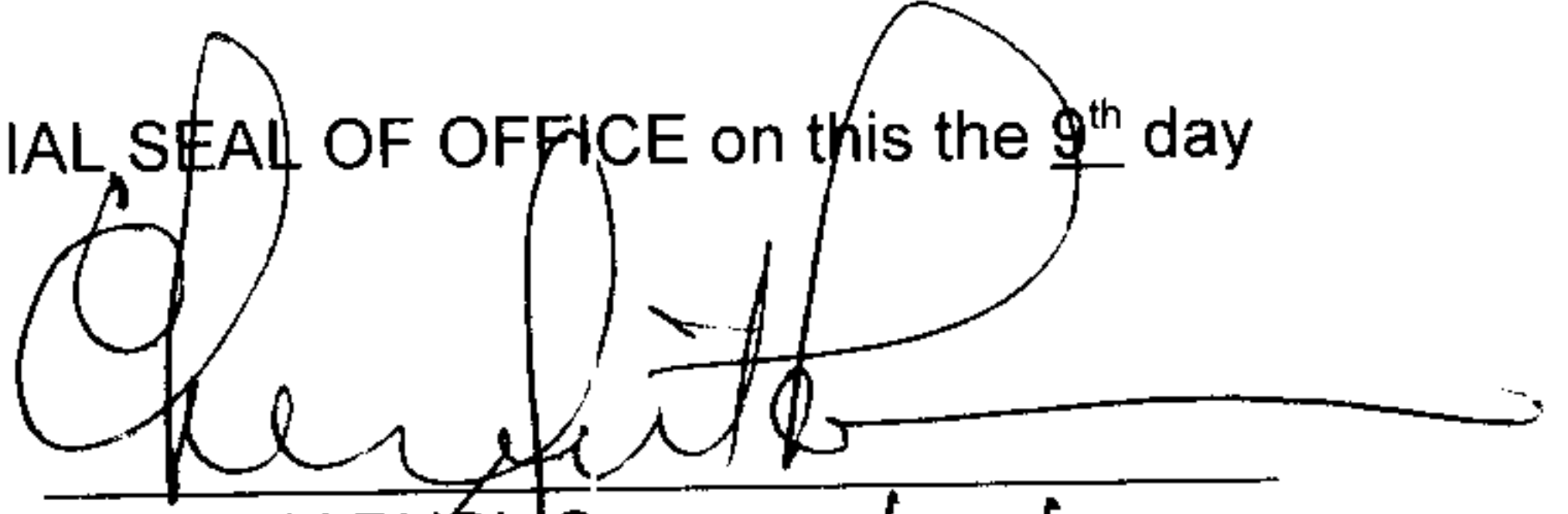
Robin Dennis (L.S.)
Robin Dennis

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Shane Dennis and Robin Dennis* which are signed to the foregoing Deed, who are 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 9th day of April, 2001.


NOTARY PUBLIC
My Commission Expires: 5/13/04

Inst # 2001-14894

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002 MEI. 31.00