

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: THOMAS P. BECKMANN
name
122 SOUTHVIEW DRIVE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$313,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JACK EARL DENNIS, JR. AND WIFE, LISA M. DENNIS

(herein referred to as grantors) do grant, bargain, sell and convey unto THOMAS P. BECKMANN AND WIFE, DEBORAH M. BECKMANN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

LOT 36 ACCORDING TO THE SURVEY OF SOUTHPOINTE 9TH SECTOR PHASE I AS RECORDED
IN MAP BOOK 16, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2002.
RESTRICTIONS, BUILDING SET BACK LINE AND EASEMENTS AS SHOWN ON RECORD MAP.
RESTRICTIONS IN INSTRUMENT# 1992-15653.
TITLE TO MINERALS AND MINING RIGHTS WITHIN AND UNDERLYING THE PREMISES
TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES
AND RELEASES OF DAMAGES RELATING THERETO AS RECORDED IN BOOK 379, PAGE 873.

\$228500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2001-55331

12/18/2001-55331
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 96.00

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, we have hereunto set our hand(s) and seal(s), this 7th
day of December, 2001.

_____(Seal) _____(Seal)
_____(Seal) JACK EARL DENNIS, JR.
_____(Seal) LISA M. DENNIS
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
JACK EARL DENNIS, JR. AND WIFE, LISA M. DENNIS
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 7th day of December A.D., 2001

GENE W. GRAY, JR. Notary Public