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) Allen T. Dennis

(Address) 101 Fawn Meadows Ln.
Wilsonville, AL. 35186

This instrument was prepared by:

20020823000402710 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
08/23/2002 11:17:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title

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

That in consideration of Five Hundred and no/100---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Albert T. Dennis and wife, Frances H. Dennis

(herein referred to as grantors) do grant, bargain, sell and convey unto
Allen T. Dennis and Debra S. Dennis

(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 the SW corner of the NW 1/4 of the NE 1/4, Section 11, Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said NW 1/4 of NE 1/4 a distance of 289.55 feet to the point of beginning; thence continue along the South boundary line of said 1/4 - 1/4 for a distance of 327.75 feet to a point; thence turn an angle of 89 deg. 35 min. 54 sec. to the left and run Northerly for a distance of 1328.27 feet to a point; thence turn an angle of 90 deg. 16 min. 25 sec. to the left and run Westerly for a distance of 327.74 feet to a point; thence turn an angle of 89 deg. 43 min. 35 sec. to the left and run Southerly for a distance of 1329.00 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 11, Township 21 South, Range 1 East, and contains 10.00 acres. EXCEPTED from the above description is a prescriptive use unpaved public road across the North portion of this parcel.

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 HEREOF, we have hereunto set our hand(s) and seal(s), this 22nd day of August, 2002.

WITNESS:

_____ (Seal) Albert T. Dennis (Seal)
Albert T. Dennis

_____ (Seal) _____ (Seal)

_____ (Seal) Frances H. Dennis (Seal)
Frances H. Dennis

STATE OF ALABAMA
Shelby **COUNTY** }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert T. Dennis and Frances H. 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 22nd day of August A. D., 2002

My Commission Expires: 10/16/04

Janet F Parson
Notary Public.