

SEND TAX NOTICE TO:
(Name) Allen T. Dennis
(Address) 101 Fawn Meadows
Wilsmville, AL 35186

This instrument was prepared by:

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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


That in consideration of Fifty Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard C. Keith and wife, Debora A. Keith

(herein referred to as grantors) do grant, bargain, sell and convey unto

Allen T. Dennis and Debra D. Dennis


20030107000014160 Pg 1/1 59.00
Shelby Cnty Judge of Probate, AL
01/07/2003 12:47:00 FILED/CERTIFIED

(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 Northwest corner of Section 18, Township 21 South, Range 2 East; thence proceed in an easterly direction along the North boundary of said section for a distance of 2391.34 feet to the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said North boundary of said section for a distance of 251.27 feet to a point; thence turn an angle of 89 degrees 37 minutes 37 seconds right and run in a Southerly direction along West side of an old established fence line for a distance of 767.45 feet to the North boundary of a public road (Hebb Road); thence turn an angle of 88 degrees 11 minutes 18 seconds right and run along said North boundary of said Hebb Road for a distance of 62.91 feet to a point; thence turn an angle of 38 degrees 57 minutes 01 second right and continue along said North boundary of said Hebb Road for a distance of 361.59 feet to a point; thence turn an angle of 7 degrees 18 minutes 13 seconds right and continue along the North boundary of Hebb Road for said distance of 57.21 feet to a point; thence turn an angle of 60 degrees 54 minutes 13 seconds right and run for a distance of 531.69 feet to the point of beginning. Said parcel of land lying in the NE 1/4 of the NW 1/4, Section 18, Township 21 South, Range 2 East. Situated in Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, rights of way and permits of record.

\$7,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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.

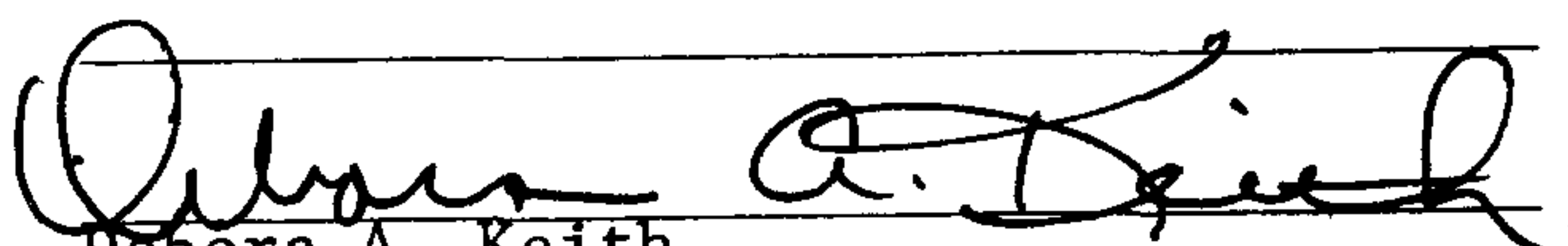
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 3rd day of January, 2003.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)


Richard C. Keith (Seal)


Debora A. Keith (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard C. Keith and Debora A. Keith 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 3rd day of January, A.D., 20 02

My Commission Expires: 10/16/04


Notary Public.