

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) Phil C. Berryhill

(Address) P.O. Box 1530

Calera, Al. 35040

This instrument was prepared by:



20040126000041090 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
01/26/2004 10:46:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 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,

Allen Dennis and wife, Debra Dennis

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

Phil C. Berryhill and Linda P. Berryhill

(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 5, according to the survey of Fawn Meadows, as recorded in Map Book 21, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

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 12th day of January, 2004.

WITNESS:

(Seal)

X Allen T. Dennis

(Seal)

(Seal)

Debra Dennis

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Allen Dennis and Debra 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 12th day of January A.D., 2004

Notary Public.