

Send Tax Notice To:
ROBERT & PATTI JO HILL
151 SUNRISE CIRCLE
WILSONVILLE AL 35186

20041221000695280 Pg 1/2 27.50
Shelby Cnty Judge of Probate, AL
12/21/2004 11:37:00 FILED/CERTIFIED

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED AND NO/00 (\$134,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

LONNIE CECIL DENNIS AS PERSONAL REPRESENTATIVE OF MAGGIE OTIS DENNIS
CASE #PR-2004-000244

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

ROBERT JOSEPH HILL AND PATTI JO HILL

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

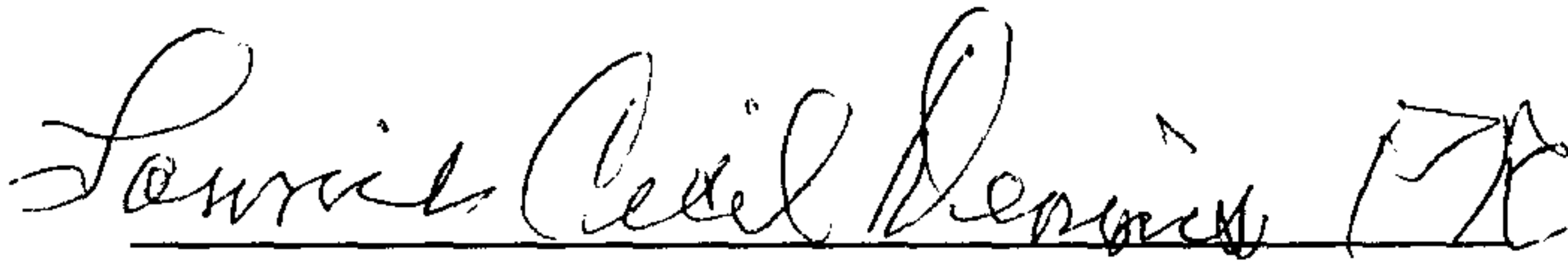
\$121,050.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17TH day of December 2004.

MAGGIE OTIS DENNIS ESTATE



LONNIE CECIL DENNIS
AS PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

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

LONNIE CECIL DENNIS AS PERSONAL REPRESENTATIVE OF MAGGIE OTIS DENNIS CASE # PR 2004-000244

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17TH day of December, 2004.


Notary Public

My commission expires: 10-16-08



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Lot 25, Sunrise Cove Subdivision, as recorded in Map Book 5, Page 31, Probate Office of Shelby County, Alabama; said point being a point on the Southeast right of way line of sunrise Circle; thence run Northwesterly, transverse to said R.O.W. line for 60.00 feet, to a point on the Northwest right of way line of said Sunrise Circle; thence turn an angle of 90 degrees 00 minutes to the right and run along said R.O.W. line, along a curve to the left, having a central angle of 7 degrees 45 minutes 56 seconds and radius of 229.83 feet, for an arc distance of 31.15 feet to a point, being the point of beginning of the parcel herein described, said point also being the Northeast corner of the parcel described in Deed Book 333, Page 919; thence turn an angle of 93 degrees 56 minutes 46 seconds to the left, from the tangent to the curve, and run 200.00 feet to an iron; thence turn an angle of 19 degrees 37 minutes 55 seconds to the left and run 166.39 feet to an iron; thence turn an angle of 80 degrees 01 minute 44 seconds to the left and run 148.97 feet to an iron; thence turn an angle of 88 degrees 34 minutes 05 seconds to the left and run 105.21 feet to an iron; thence turn an angle of 18 degrees 59 minutes 55 seconds to the right and run 49.28 feet to an iron; thence turn an angle of 106 degrees 48 minutes 35 seconds to the left and run 156.00 feet to a point; thence turn an angle of 83 degrees 59 minutes 03 seconds to the right and run 200.00 feet to the point of beginning, a capped iron set. Said parcel is lying in the NE 1/4 of the NW 1/4, Section 13, Township 21 South, Range 1 East, Shelby County, Alabama.