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 THREE HUNDRED THOUSAND and NO/00 (\$300,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MICHAEL R DENNIS AND WIFE, ROBYN A DENNIS

grant, bargain, sell and convey unto,

RICKY PICKETT AND DONALD OVERTON

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 homestead of the grantor, or of his spouse.

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

\$260,000.00 of the above-recited consideration was paid from a first 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 26TH day of August, 2005.

MICHAEL R DENNIS

SHELBY COUNTY

STATE OF ALABAMA

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that
MICHAEL R DENNIS AND ROBYN A DENNIS

ROBYN A DENNIS

whose names 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 voluntarity on the day the same bears date.

Given under my hand and official seal this 26TH day of August 12005

Notary Public

My Commission Expires: 10-16-08

20050830000447810 2/2 \$54.00 Shelby Cnty Judge of Probate, AL 08/30/2005 12:16:28PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Commencing where the North line of the NE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, intersects the West right of way line of the Montevallo and Ashville paved highway, and run thence in a Southerly direction along the West right of way line of said Highway a distance of 78 feet to the point of beginning of the lot herein described and conveyed; run thence West, and parallel with the North line of said forty acres, a distance of 245 feet to a point; run thence in a Southerly direction and parallel with the West right of way line of the said Montevallo and Ashville paved highway, a distance of 78 feet to a point; run thence East and parallel with the North line of said forty acres a distance of 245 feet to the West right of way line of said Montevallo-Ashville public highway; run thence in a Northerly direction along the West right of way line of said paved highway a distance of 78 feet to a point of beginning, and being a part of the NE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama. ALSO, beginning where the North line of the NE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, intersects the West right of way line of the Montevallo and Ashville paved public highway, and running thence in a Southerly direction along the West right of way line of said Highway, a distance of 78 feet to a point; run thence West and parallel with the North line of said last named forty acres 245 feet to a point; run thence in a Northerly direction and parallel with the West right of way line of said Montevallo and Ashville paved highway a distance of 78 feet to the North line of said NE 1/4 of SW 1/4 of Section 11, Township 21 South, Range 3 West; run thence East and along said North line of said forty acres a distance of 245 feet to the point of beginning and being a part of the NE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.

> Shelby County, AL 08/30/2005 State of Alabama

Deed Tax: \$40.00