

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

70,000 KH

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Robert A. Dennis and wife, Mary Jean Kennerly Dennis, do grant, bargain, sell and convey unto Barbara Lynne Zavala, herein referred to as GRANTEE, the following described real estate situated in Shelby County, Alabama to-wit:

ORIG PLAN PT LOT 22 BLK 17 SEC 21 T22S R3W COMM NW COR BLK 17 ORIG PLAN MONTHLY ALG E R/W CHUCH ST 150' TO POB SLY 48.7' ELY 75' NLY 50' WLY 75' TS21 T22S R03W DIM 48.70 X 75.00

This conveyance is made subject to any restrictive covenants or right of way easements that may be recorded in the Shelby County Probate Office. And the property is sold "Where is" and "As is."

Grantors convey and warrant the described property to Grantee less and except all oil, gas and minerals, on and under the property owned by Grantors, if any, which are reserved by Grantors for their lifetimes

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, for and during her life and upon her death, then to her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.



20060411000167960 2/2 \$84.00
Shelby Cnty Judge of Probate, AL
04/11/2006 02:06:10PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the
4th day of April, 2006.

Shelby County, AL 04/11/2006
State of Alabama

Deed Tax: \$70.00

Robert A. Dennis
Robert A. Dennis

Mary Jean Kennerly Dennis
Mary Jean Kennerly Dennis

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert A. Dennis and wife, Mary Jean Kennerly 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 Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of
April, 2006.

Andrea Hambright
NOTARY PUBLIC
My Commission Expires: _____
MY COMMISSION EXPIRES OCTOBER 21, 2008