

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Floyd Cleveland
~~1121 Chancellor Ferry Loop~~
Harpersville, AL 35078
1121 Chancellor Ferry Rd

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty Three Thousand Five Hundred dollars and Zero cents (\$33,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Allen Dennis (herein referred to as grantors) do grant, bargain, sell and convey unto Floyd Cleveland and Jacqueline Cleveland (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 10 according to the Recording Plat of Chancellor's Crossing, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 28, Page 75.

Subject to taxes for 2008 and subsequent years.

Constitutes no part of the homestead of the grantor or grantor's spouse.

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.

(0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of November, 2008.

____ (Seal) Allen Dennis (Seal)

____ (Seal) _____ (Seal)

____ (Seal) _____ (Seal)

____ Shelby County, AL 11/12/2008 (Seal)
State of Alabama
Deed Tax: \$33.50

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen Dennis 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/2012

