

# Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

10487  
1042  
Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BRADFORD DENNIS AND JUARKENA S. HARRISON N/K/A JUARKENA S. DENNIS, husband and wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **BRADFORD DENNIS AND JUARKENA S. DENNIS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Helena, Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Helena, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights; and specifically the following exceptions:

1. **Reservations, restrictions, easements and notes as shown on plat of record in Map Book 20, Page 39.**
2. **20 foot building set back line as shown by recorded plat.**
3. **15 foot storm sewer easement along the rear of subject property as shown by recorded plat.**
4. **100 foot Alabama Power Company right of way as shown by recorded plat.**
5. **Restrictions, conditions, limitations and easements as set forth in Instrument #1995-20548.**
6. **Right of way granted to Shelby County in Pending Suit 2, Page 163 and Deed Book 185, Page 98.**
7. **Permit to Alabama Power Company in Deed Book 233, Page 503.**

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 27th day of October, 2008.

Bradford Dennis {L.S.}  
Bradford Dennis

Juarkena S. Harrison n/k/a Juarkena S. Dennis {L.S.}  
Juarkena S. Harrison n/k/a Juarkena S. Dennis

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that **Bradford Dennis and Juarkena S. Harrison n/k/a Juarkena S. 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 voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of October, 2008.

Julio Cossies  
Notary Public  
My commission expires JAN 24 2010

**GRANTEES' MAILING ADDRESS:**

161 Saint Charles Drive  
Helena, AL 35080

**THIS INSTRUMENT PREPARED BY:**

Crane Legal, P.C.  
2607 Dauphin Street, Suite C  
Mobile, AL 36606  
Telephone: 251-479-5218 Fax: 251-472-1081  
File # 10487

