

This instrument was prepared by:

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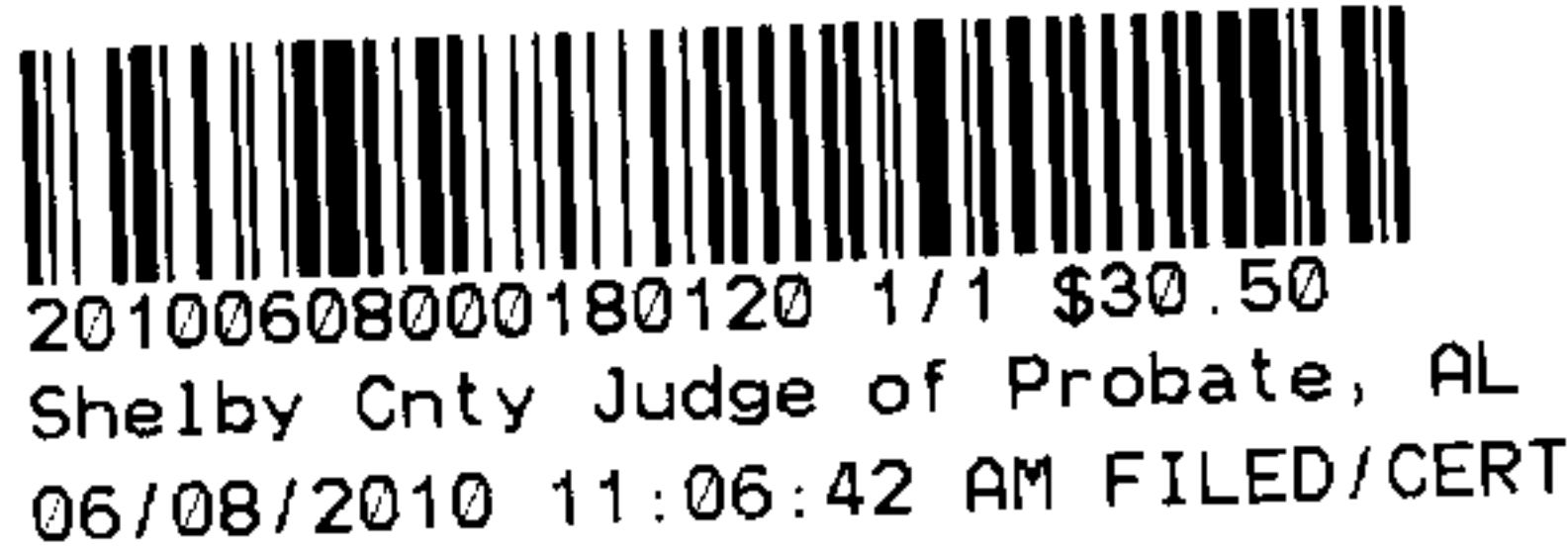
Send Tax Notice
To:

Scott Elliott Dennis
1032 9th Avenue SW
Alabaster, AL 35007

17-10
30-40

257410

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 Forty Eight Thousand dollars and Zero cents (\$148,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Jimmy Dwight Dennis and wife, Sue C. Dennis** (herein referred to as grantors) do grant, bargain, sell and convey unto **Scott Elliott Dennis** (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, Block 3, according to the Survey of Bermuda Hills, Third Sector, as recorded in Map Book 7, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama.

And Also:

Part of Lot 3, Block 3, of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said Lot 3; thence in a southeasterly direction along the southwesterly line of said Lot 3, a distance of 120.02 feet to the southeast corner of said Lot 3; thence in a northerly direction along the easterly line of said Lot 3, a distance of 48.0 feet; thence 90 degrees left, in a westerly direction, a distance of 110.00 feet to the point of beginning.

Subject to easements, reservations and restrictions at record

\$128,630.00 of the consideration herein is derived from a purchase money mortgage closed 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, 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of May, 2010.

_____ (Seal)

_____ (Seal)

Deed Tax : \$19.50

_____ (Seal)

Jimmy Dwight Dennis

Sue C. Dennis

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jimmy Dwight Dennis and wife, Sue C. 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 official seal this 21st day of May, 2010.



Notary Public

W JASON INGRAM
MY COMMISSION EXPIRES
JULY 16, 2011