

This instrument was prepared by:  
Gathel O. Runnels, Jr., Attorney at Law  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:

340 Hathrop Ave  
Homewood, AL 35209

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

Shelby County, AL 02/09/2012  
State of Alabama  
Deed Tax: \$9.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **FORTY THREE THOUSAND DOLLARS (\$43,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is acknowledged, I or we, **TIM DENNIS, A MARRIED PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **DONALD E. DEASON, JR. AND PATRICIA DEASON** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lots 1 & 10, Block 4, according to the Survey of Pine Grove Camp, as recorded in Map Book 4, page 8, in the Probate Office of Shelby County, Alabama.**

**This is not the homestead of the grantor or his spouse.**

Subject to:

- (1) Taxes or assessments for the year 2012 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Right of Way granted to Alabama Power Company by Instrument recorded in Volume 237, Page 435 and Volume 52, Page 176 in the Probate Office of Shelby County, Alabama. (b) Mineral and mining rights and rights incident thereto recorded in Volume 216, Page 364; Volume 224, Page 68; Volume 243, Page 938 and Volume 358, Page 147, in the Probate Office of Shelby County, Alabama.

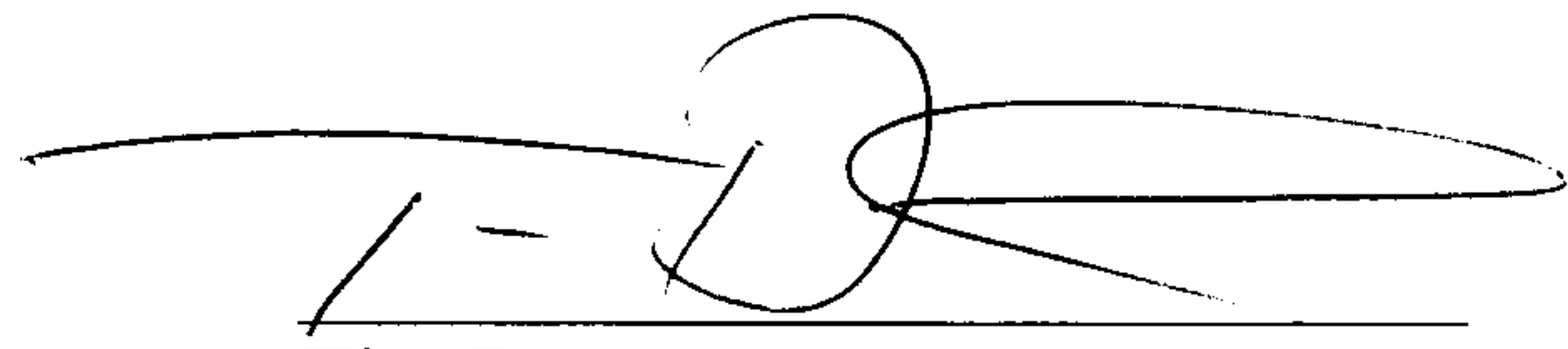
\$34,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of February, 2012.

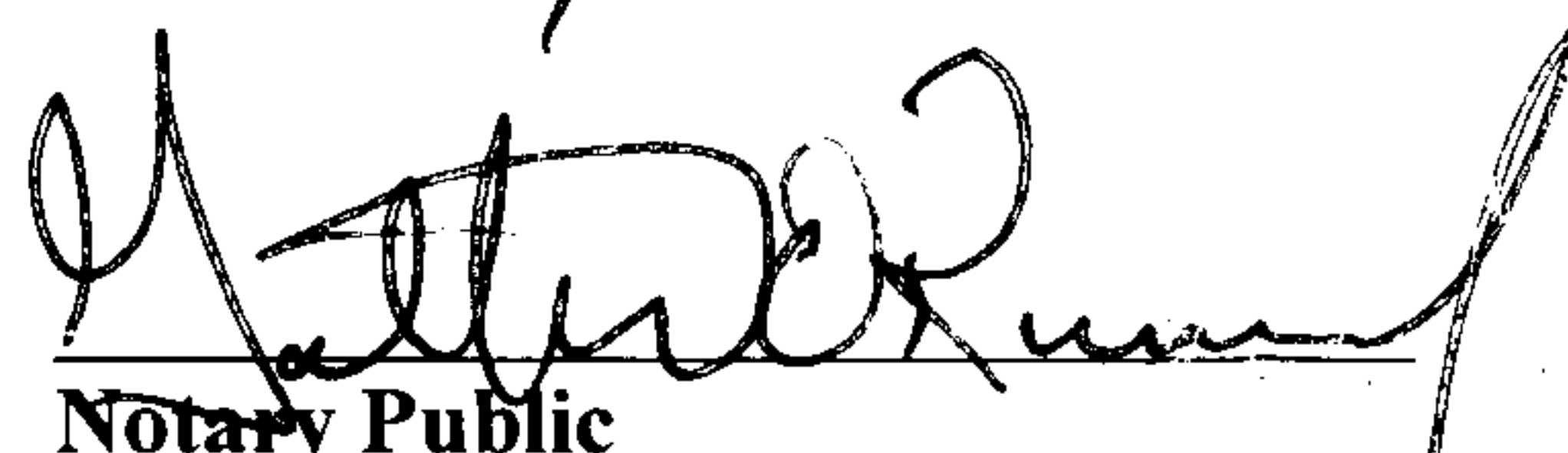
  
Tim Dennis

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Gathel O. Runnels, Jr., Attorney at Law, a Notary Public in said and for said County, in said State, hereby certify that **Tim 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2012.

**GATHEL O. RUNNELS, JR.**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 27, 2013

  
Notary Public