

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

Send Tax Notice To: Nell K. Dennis
2738 South River Road
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20120402000111700 1/2 \$115.00
Shelby Cnty Judge of Probate: AL
04/02/2012 11:45:47 AM FILED/CERT

That in consideration of Two Hundred Seventy Nine Thousand Nine Hundred dollars and Zero cents (\$279,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kay W. Witte, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Nell K. Dennis and Samuel Earl 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$179,900.00of the purchase price was paid from the proceeds of a mortgage loan 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, I have hereunto set my hand and seal, this 30th day of March, 2012.

_____(Seal) Kay W. Witte _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay W. Witte 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 30th day of March, 2012.

My commission Expires: 10-16-12

Notary Public

Kay W. Witte is the surviving grantee in that certain deed recorded in Inst #1994-25202, in the Probate Office of Shelby County, Alabama; the other grantee, James D. Witte, having died on or about the 11th day of July, 2005.

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

Parcel 10:

Commence at the Northwest corner of the NW ¼ of the NE ¼, Section 12, Township 22 South, Range 1 East; thence proceed in a Southerly direction along the West boundary of said Quarter-Quarter for a distance of 327.10 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said West boundary of said Quarter-Quarter for a distance of 300.00 feet to a point; thence turn an angle of 90 degrees 12 minutes 19 seconds left and run 1222.69 feet to a point; thence turn an angle of 21 degrees 24 minutes 57 seconds left and run 167.01 feet to a point; thence turn an angle of 57 degrees 49 minutes 14 seconds left and run 186.07 feet to a point; thence turn an angle of 53 degrees 36 minutes 42 seconds left and run 76.67 feet to a point; thence turn an angle of 47 degrees 09 minutes 07 seconds left and run 1359.71 feet to the point of beginning. Said parcel is located in the NW ¼ of NE ¼ and the NE ¼ of NE ¼, Section 12, Township 22 South, Range 1 East, Shelby County, Alabama. EXCEPTED from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC&G Survey.

Also, an easement for ingress and egress and installation of utilities over and across road easement described as follows:

ROAD EASEMENT FOR ACCESS TO PARCELS 1 THROUGH 13:

Commence at the SW corner of the NW ¼ of the NE ¼ of Section 12, Township 22 South, Range 1 East; thence run in an Easterly direction along the South line of said ¼ - ¼ Section for 406.69 feet for the point of beginning of the center line of a 60.0 foot easement herein described; thence angle 94 degrees 52 minutes 21 seconds left for 427.20 feet; thence run along a curve to the right, concave Easterly and radius of 435.87 feet, for an arc distance of 175.70 feet; thence run along a tangent section for 724.43 feet; thence run along a curve to the right, concave Southeasterly and a radius of 227.17 feet, for an arc distance of 111.37 feet; thence run along a tangent section for 26.90 feet; thence run along a curve to the left, concave Northwesterly and a radius of 7544.81 feet, for an arc distance of 359.93 feet; thence run along a tangent section for 15.52 feet; thence run along a curve to the left, concave Northwesterly and a radius of 3583.17 feet, for an arc distance of 199.95 feet; thence run along a tangent section for 174.95 feet; thence run along a curve to the left, concave Northwesterly and a radius of 848.69 feet, for an arc distance of 238.42 feet; thence run along a tangent section for 545.60 feet; thence run along a curve to the left, concave Westerly and a radius of 399.17 feet, for an arc distance of 167.96 feet; thence run along a tangent section for 146.04 feet; thence angle an angle of 48 degrees 01 minutes 34 seconds right and run 91.50 feet; thence run along a curve to the right, concave Southeasterly and a radius of 390.59 feet, for an arc distance of 157.82 feet; thence run along a tangent section for 48.18 feet to the point of ending. Said easement shall be 60.0 feet in width, 30.0 feet either side of the above described center line. Said easement is located in the NE ¼ of SE ¼, SE ¼ of SE ¼, and SW ¼ of SE ¼ of Section 1, Township 22 South, Range 1 East, and the NW ¼ of NE ¼ of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama.

PARCEL 10-A:

A small island which has a center point located approximately as follows: Commence at the Northwest corner of the NW ¼ of NE ¼, Section 12, Township 22 South, Range 1 East; thence run South 70 degrees 39 minutes East (MB), a distance of 1660 feet to the approximate center point of said island. EXCEPTED from said island any and all portions of land that lie below the datum plane of 397 feet above mean sea level as established by the USC&G Survey.

Said parcels are also subject to a flood right up to the datum plane of 398 feet above mean sea level.


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Shelby County, AL 04/02/2012
State of Alabama
Deed Tax:\$100.00