

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

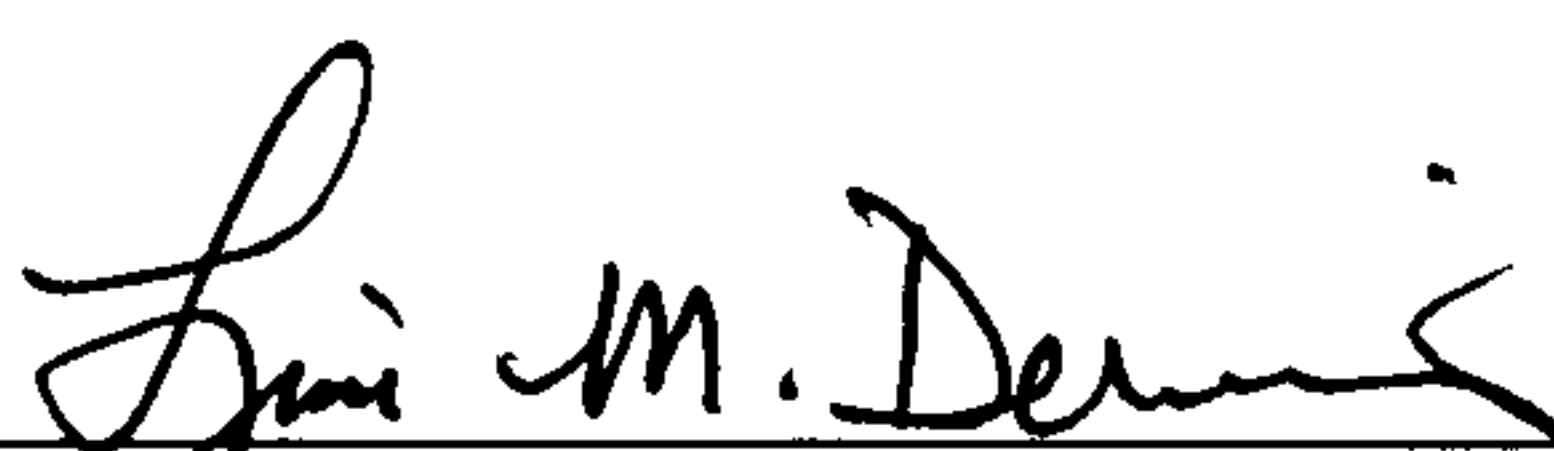
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Ninety Seven Thousand and 00/100 Dollars, (\$ 397,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Lisa M. Dennis, a single person (herein referred to as Grantor), grant, bargain, sell and convey unto Klayjah Henderson and Molly J. Henderson (herein referred to as Grantees), as joint tenants with the right of survivorship, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 1, according to the survey of Cobblestone Corner, as recorded in Map Book 38, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seised in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 the 2nd day of February, 2016.



Lisa M. Dennis

STATE OF ALABAMA

COUNTY OF BLOUNT

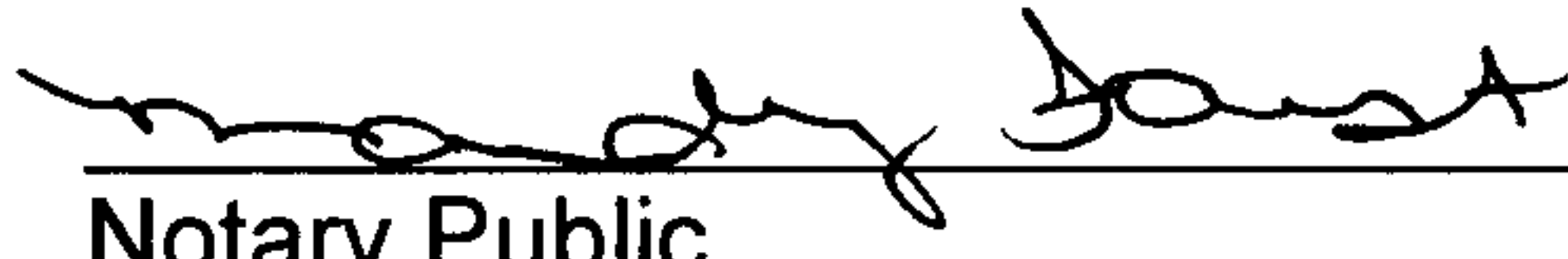


20160217000049810 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
02/17/2016 10:17:00 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lisa M. Dennis, a single person, 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, she executed the same voluntarily on the day the same bears date.

Shelby County, AL 02/17/2016
State of Alabama
Deed Tax: \$40.00

Given under my hand and official seal this the 2nd day of February, 2016.



Notary Public
Exp. 10-6-18

This Instrument Prepared By:
Carl Dalton NeSmith, Jr., LLC
208 3rd Avenue East
Oneonta, Alabama 35121
16-2608

Send Tax Notice To:
Klayjah Henderson
119 Lake Chelsea Drive
Chelsea, AL 35043

Grantor's Name/Address:
Lisa M Dennis
985 Yeager Parkway
Pelham, AL 35124

Property Address:
7024 Highway 55
Wilsonville, AL 35186


20160217000049810 2/2 \$57.00
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