

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Christina Dennis and Daniel Dennis  
1483 Secretariat Drive  
Helena, AL 35080

**20180703000237990**  
**07/03/2018 03:41:21 PM**  
**DEEDS 1/2**

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

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS  
)

That, in consideration of \$223,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Branden Jay Jeffers and Glenda Elise Jeffers, a married couple (the "Grantor", whether one or more), whose mailing address is 6017 Woodvale Rd. Helena AL 35080, do hereby grant, bargain, sell, and convey unto Christina Dennis and Daniel Dennis (the "Grantees"), whose mailing address is 1483 Secretariat Drive, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1483 Secretariat Drive, Helena, AL 35080; to-wit:

**Lot 22, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11, Page 80, in the Probate Office of Shelby County, Alabama.**

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$200,700.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

20180703000237990 07/03/2018 03:41:21 PM DEEDS 2/2

IN WITNESS WHEREOF, Branden Jay Jeffers and Glenda Elise Jeffers, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 2nd day of July, 2018.



Branden Jay Jeffers



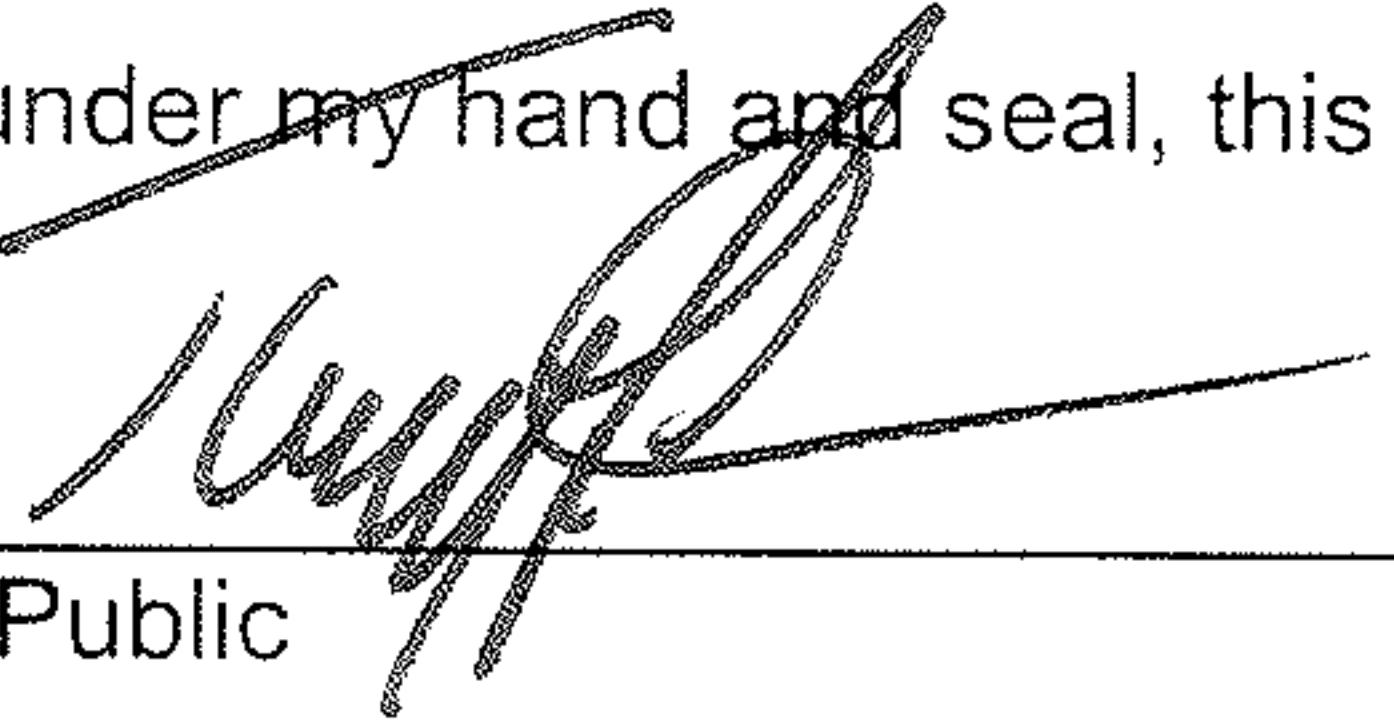
Glenda Elise Jeffers

State of Alabama

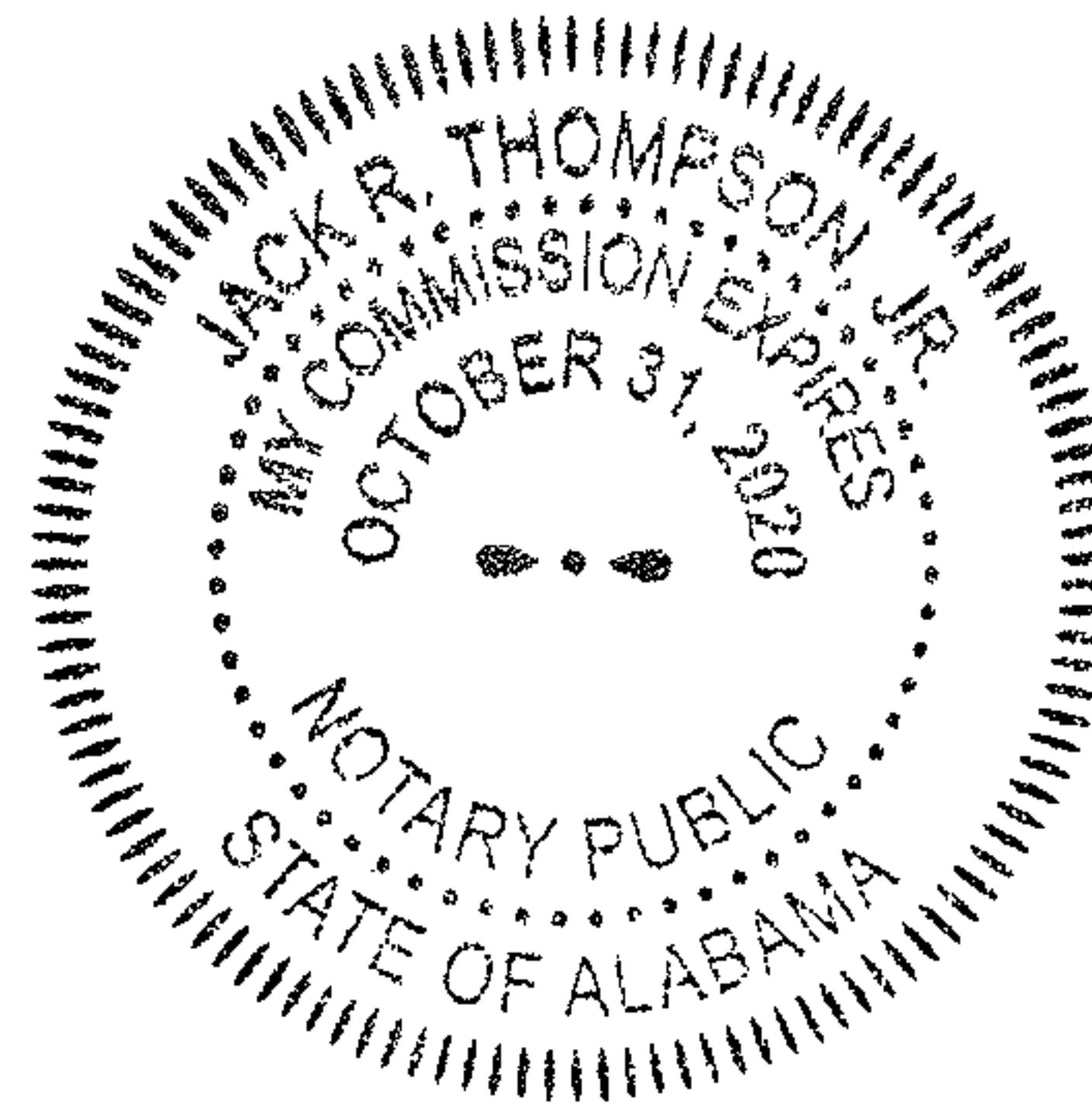
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Branden Jay Jeffers and Glenda Elise Jeffers, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 2nd of July, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/03/2018 03:41:21 PM  
\$40.50 CHERRY  
20180703000237990

