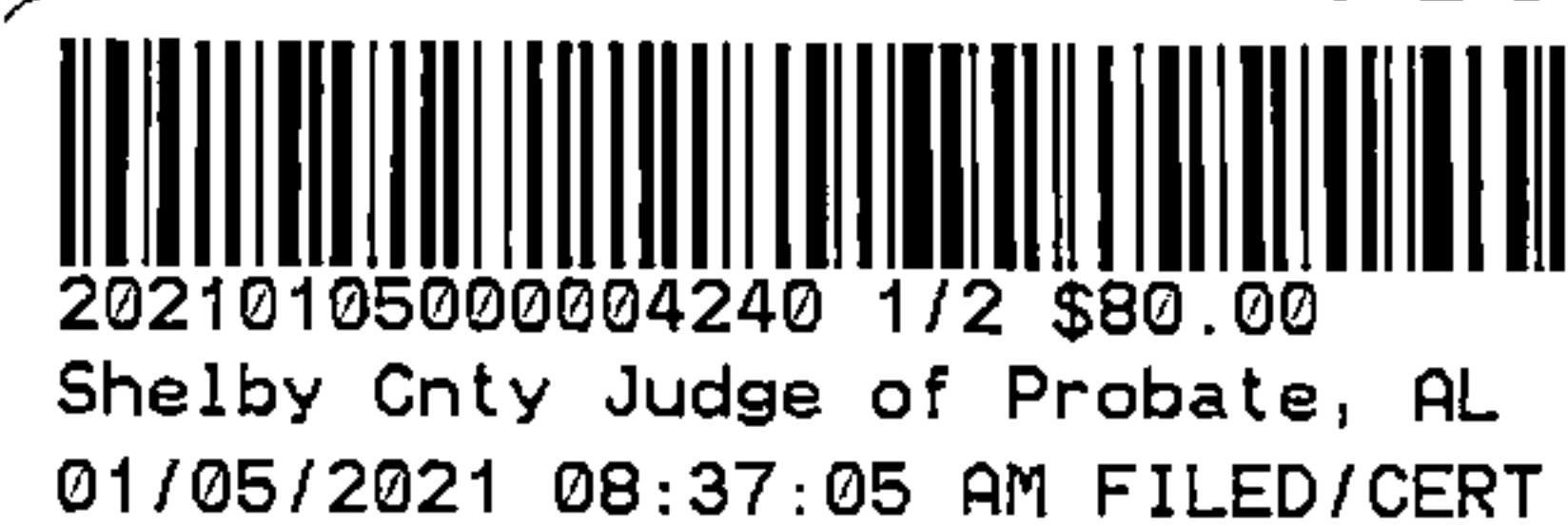


THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Eugene Denny
100 Indian Landing Road
Pelham, AL 35124



STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Five Thousand and 00/100 (\$55,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Polly Robinson, a single individual** (hereinafter referred to as GRANTOR), whose address is 45 Old Shiloh Road, Jasper, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Eugene Denny and Charlot Denny, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel I A parcel of land situated partly in the NW 1/4 of NE 1/4 and partly in NE 1/4 of NW 1/4, Section 17, Township 19 South, Range 2 East, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4, Section 17, Township 19 South, Range 2 East; thence Westerly along North line of said 1/4 1/4 Section 1192.54 feet; thence left 121 deg. 19 min. 56 sec. and run 217.25 feet to the point of beginning; thence continue along last described course 294.0 feet to the right of way of County Road No. 83, said road being on a curve; thence right 73 deg. 51 min. 50 sec. and run along chord of said curve 79.86 feet; thence right 54 deg. 27 min. 48 sec. from said chord and run 294.0 feet; thence right 118 deg. 08 min. 13 sec. and run 335.24 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II A parcel of land situated partly in the NW 1/4 of NE 1/4 and partly in NE 1/4 of NW 1/4, Section 17, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of the NW 1/4, Section 17, Township 19 South, Range 2 East; thence Northerly 200 feet to the intersection of the Westerly right of way of County Road No. 83; thence Northerly along said right of way 430 feet to the point of beginning, said point being on a curve to the right, said curve having a radius of 1392.82 feet and a central angle of 12 deg. 07 min.; thence along arc of said curve, 294.55 feet; thence left from chord of said curve 121 deg. 45 min. and run 294 feet; thence left 58 deg. 15 min. and run 294 feet; thence left 121 deg. 45 min. and run 294 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 2155 Highway 83, Vincent, AL 35178

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

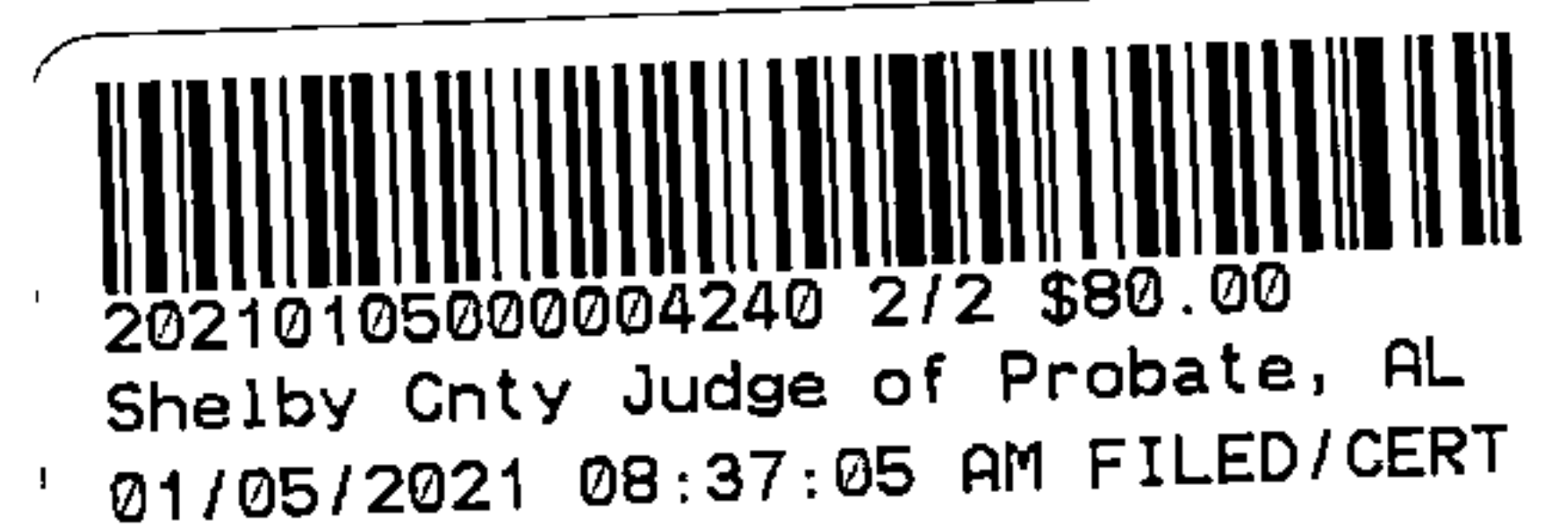
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 4th day of January, 2021.

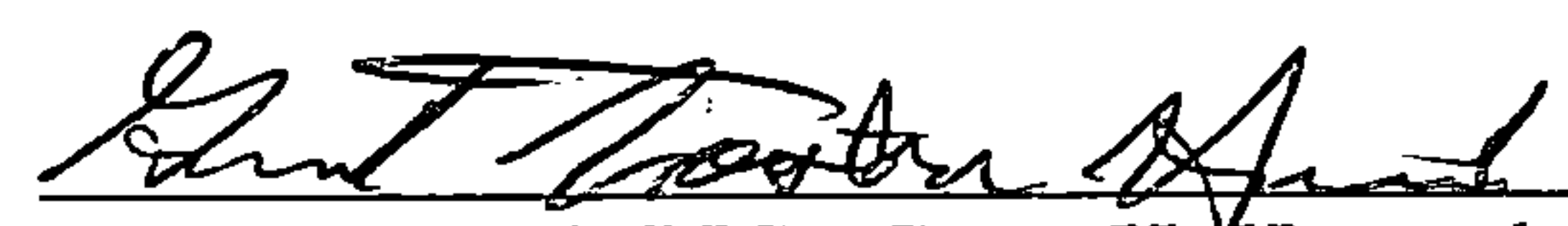

Polly Robinson

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Polly Robinson, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of January, 2021.


NOTARY PUBLIC Grant H. Howard
My Commission Expires: 03/01/2021

Shelby County, AL 01/05/2021
State of Alabama
Deed Tax: \$55.00