

This instrument was prepared by  
(Name) Jones & Waldrop, Attys. at Law  
(Address) Ste. 107, 1009 Mtgy. Hwy. So.  
Vestavia Hills, AL 35216  
#078/91

Send Tax Notice To: James W. Denton  
name  
227 Miller Circle  
address Birmingham, Al. 35242

WARRANTY DEED-

LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred nine thousand and no/100 (\$109,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Richard Alan Sams and wife Lynn C. Sams

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
James W. Denton and Renee S. Denton

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Indian Ridge Estates, as recorded in Map Book 6, Page 44 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record and current year Ad Valorem taxes.

\$103,550 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 349 PAGE 817

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

91 JUN 24 AM 9:47

JUDGE OF PROBATE

1 Paid Tax 5.50  
2  
3  
4  
5  
6  
Total 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hands(s) and seal(s), this 23rd day of January, 1991

(Seal)  
(Seal)  
(Seal)

Richard Alan Sams (Seal)  
RICHARD ALAN SAMS  
Lynn C. Sams 1/23/91 (Seal)  
LYNN C. SAMS

General Acknowledgment

STATE OF ALABAMA }  
Cumberland COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Alan Sams and wife Lynn C. Sams whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, A. D., 1991

Charles H. Davis

Notary Public

My Commission expires: 09-06-93