

**Prepared without benefit of survey or title examination.
Attorney makes no certification as to legal description or title.**

Send Tax Notice To:
William Drake Denton
204 Calumet Drive
Birmingham, AL 35242

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 2000-28280

**08/21/2000-28280
07:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJJ 12.00**

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **One Hundred Seventy Thousand Dollars and 00/100 (\$170,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jesse E. Grigg, a single man** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **William Drake Denton and Tiffany Denton, husband and wife** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 45, according to the survey of Calumet Meadow, as recorded in Map Book 21 page 112 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

NOTE: \$170,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

NOTE: Jesse E. Grigg is the surviving Grantee in that deed dated March 31, 1998 by and between D. R. Horton, Inc. – Birmingham as Grantor and Jesse E. Grigg and Inez M. Grigg as Grantees. Inez M. Grigg died on April 13, 1999.

FURTHER SUBJECT TO A FIRST OPTION TO PURCHASE THE REAL PROPERTY AS FOLLOWS: as part of the consideration recited herein, Grantees grant to Joy G. Denton (the

“Option Holder”), but not her heirs or assigns, a first option to purchase the real property conveyed herein for a consideration of \$170,000.00 plus the actual cost of any improvements made to the real property by the Grantees. Grantees shall give the Option Holder written notice of receipt of an offer to purchase and the offered purchase price at the Option Holder’s last known address. Option Holder shall have 15 days after receipt of the notice to provide Grantees written notice of Option Holder’s intent to exercise the option otherwise the option shall terminate without further notice and Grantees shall be free to accept the contract.

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 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.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the _____ day of Aug. 9, 2000, 2000.

Jesse E. Grigg
JESSE E. GRIGG

STATE OF ALABAMA)
COUNTY OF SHELBY)

08/21/2000-28280
07:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jesse E. Grigg, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of August, 2000.

Shannon Wolfe
Notary Public
My Commission Expires: 7-03