

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred, Eighteen Thousand and no/100 Dollars (\$118,000.00) and other good and valuable consideration to the undersigned grantors, SCOTT A. DENHAM and wife, ALLYSON C. DENHAM in hand paid by the grantee, DEBORAH BEARDEN, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 212, according to the Survey of the Record Plat for The Village at Stonehaven, Phase 2, as recorded in Map Book 26, Page 126, in the Probate Office of Shelby County, Alabama.

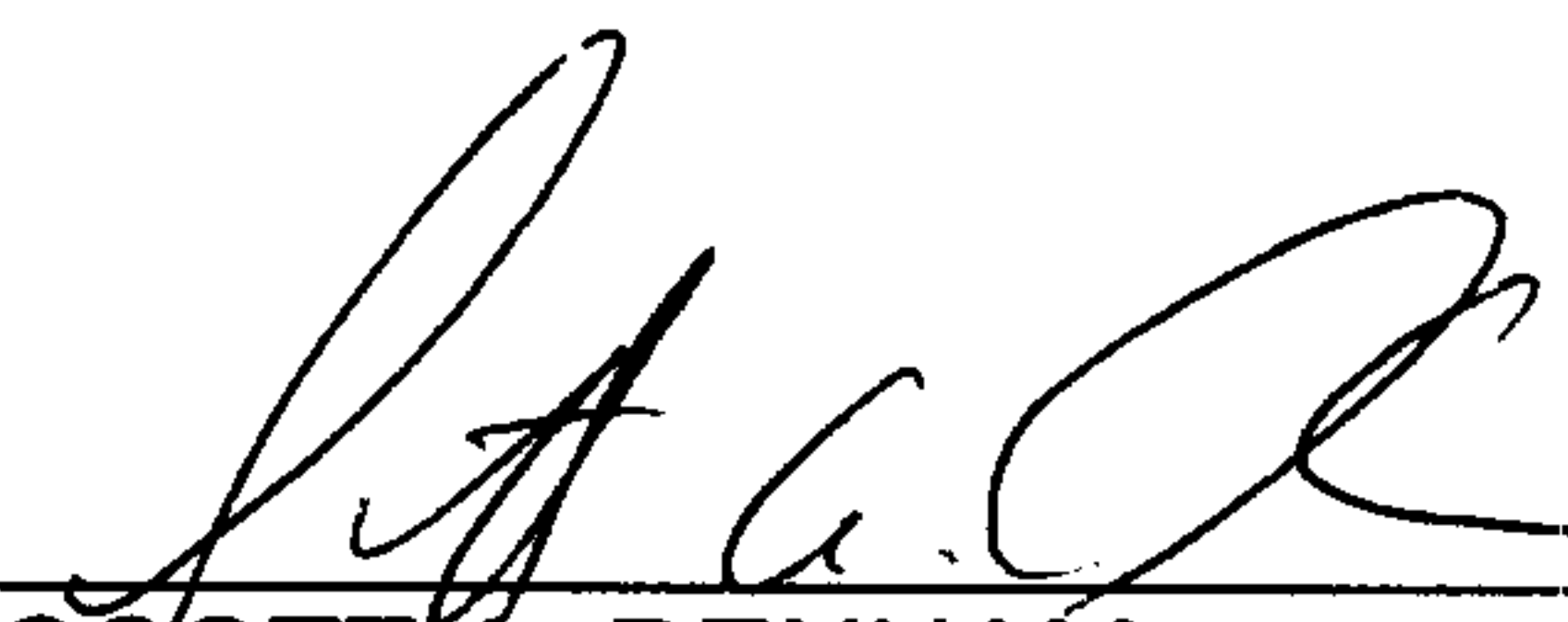
\$118,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, DEBORAH BEARDEN and her assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 20th day of April, 2004.

WITNESS:


SCOTT A. DENHAM


ALLYSON C. DENHAM

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Scott A. Denham and Allyson C. Denham, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 20th day of April, 2004.


Notary Public

Send Tax Notice to:
Deborah Bearden
537 Walker Road
Pelham, Alabama 35124

This Instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

