

WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Patty M. Hoyt  
176 Cove Lane  
Pelham, Alabama 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred seventy one thousand four hundred and no/100 (\$171,400.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Denman Builders, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Patty M. Hoyt** (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2823, according to A Corrective map of Weatherly Highlands, The Cove - Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

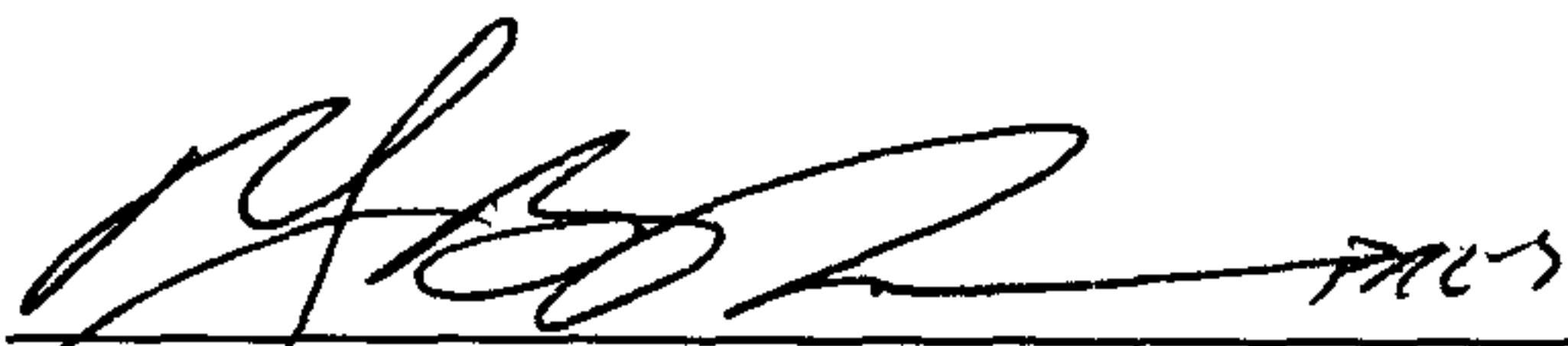
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$171,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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


In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26<sup>th</sup> day of May, 2004.

  
\_\_\_\_\_  
**Denman Builders, Inc.**  
By: **Rodney B. Denman**  
Its: **President**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Rodney B. Denman whose name(s) as President of **Denman Builders, Inc.**, 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 this conveyance, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 26<sup>th</sup> day of May, 2004.

  
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**Notary Public**  
My Commission Expires: 02-25-05