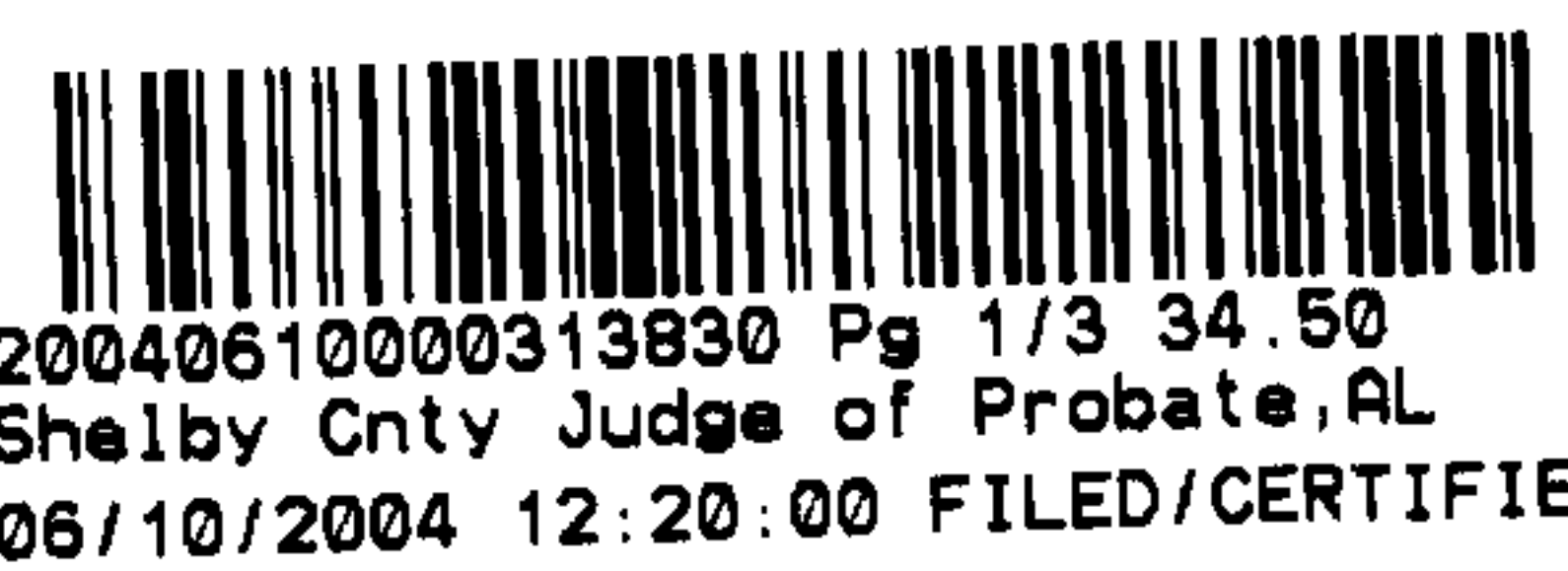


368-04



THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice
John M. Denson
3668 Westover Road
Harpersville, AL 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$173,500.00 DOLLARS** to the undersigned Grantor, **FREDERICK KING SHERRELL AND WIFE NANCY ANN SHERRELL** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JOHN M. DENSON AND KRISTIM. DENSON** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

- SUBJECT TO: 1. Transmission line permits to Alabama Power Company as recorded in Deed Bool 111, Page 156, Deed book 136 page 321 and Deed Book 136 page 323.
2. Easements to Plantation Pipe Line Company as recorded in Deed Book 112, Page 212, Deed Book 252 page 595 and Deed Book 253 page 588.
3. Easement to Level 3, LLC as recorded in Instrument #1999 38873.

\$156,150.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 28th day of May, 2004.

Frederick King Sherrell
FREDERICK KING SHERRELL

Nancy Ann Sherrell
NANCY ANN SHERRELL

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frederick King Sherrell and Nancy Ann Sherrell whose name(s) 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2004.

Mellon Good
Notary Public

My Commission Expires:

11-28-07

A parcel of land situated partly in NW 1/4 of NE 1/4, Section 27, and partly in SW 1/4 of SE 1/4, Section 22, both in Township 19 South, Range 1 East, described as follows: From a point on the West line of SW 1/4 of SE 1/4, Section 22, which point is 212 1/2 feet South of the Northwest corner of such 40, run South along the 40 line to a point 310 feet North of the Florida Short Route Highway right of way; thence East parallel with the South line of such 40, 300 feet; thence South at a right angle to the Florida Short Route Highway right of way; thence Easterly along the right of way to a point which is 560 feet East of the West line of the NW 1/4 of NE 1/4, Section 27; run thence North parallel with the West line of such 40 to a point 712 1/2 feet South of the North line of SW 1/4 of SE 1/4, Section 22; thence West at a right angle 300 feet; thence North parallel with the West line of such 40, 500 feet; thence West to the point of beginning.

LESS AND EXCEPT a 30-foot strip of land conveyed to Wilburn Mann by deed recorded in Deed Book 295, Page 212, in Probate Office.

ALSO LESS AND EXCEPT that portion conveyed to Donavon A. Gibbens and Becky A. Gibbens, by deed recorded as Instrument #2000-37562, in Probate Office.