

This Instrument was prepared by:  
Smartt Land Transactions, P.C. PKS  
4 Office Park Circle, Suite 212, Birmingham, AL 35223  
205.871-9905

Please send tax notice to: Denver and Susan Nolin  
3360 Afton Lane  
Birmingham, AL 35242

WARRANTY DEED



20040804000434770 Pg 1/1 106.00  
Shelby Cnty Judge of Probate,AL  
08/04/2004 10:54:00 FILED/CERTIFIED

STATE OF ALABAMA )  
JEFFERSON COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of four hundred seventy four thousand nine hundred and no/100 dollars, (\$474,900.00),  
to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,  
**Christopher T. Ary and Misty Ary, husband and wife**  
(herein referred to as grantor), do hereby grant, bargain, sell and convey unto  
**Denver Hugh Nolin and Susan G. Nolin**  
(herein referred to as grantee) 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:

**Lot 1, Block 1, according to the Survey of Wyngate Trace, as recorded in Map Book 12, Page 94, in the Probate Office of Shelby County, Alabama.**

Misty Ary is one and the same person Misty Hofer, grantee in deed recorded on 5/08/2002 in instrument # 20020508000216670 in the Office of the Judge of Probate of Shelby County.

Subject to easements and restrictions of record.

\$379,920.00 of the consideration herein was derived from a mortgage with Amsouth Bank closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30<sup>th</sup> day of July, 20 04.

\*Christopher T. Ary by his attorney-in-fact Misty Ary  
Christopher T. Ary by his attorney-in-fact Misty Ary

\*Misty Ary  
Misty Ary

STATE OF ALABAMA )  
JEFFERSON COUNTY ) Power of Attorney Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Misty Ary whose name as Attorney in Fact for Christopher T. Ary whose name(s) is signed to the foregoing instrument and who is known to me acknowledged before me this date that, being informed the contents of said Mortgage, he/she in his/her capacity as such Attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of July, 2004.

Notary Public

My Commission Expires: 2/1/07

STATE OF ALABAMA )  
JEFFERSON COUNTY ) General Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Misty Ary whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of July, 2004.

Notary Public

My Commission Expires: 2/1/07