



20040903000495100 Pg 1/2 378.00
Shelby Cnty Judge of Probate, AL
09/03/2004 12:13:00 FILED/CERTIFIED

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Gene Denny, Jr. & Charlot B. Denny
3265 Brook Highland Trace
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Four Thousand and 00/100 Dollars (\$364,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, DEBRA SLAY, an unmarried person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto GENE DENNY, JR. and CHARLOT B. DENNY, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 17, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, page 62, in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 1st day of September, 2004.

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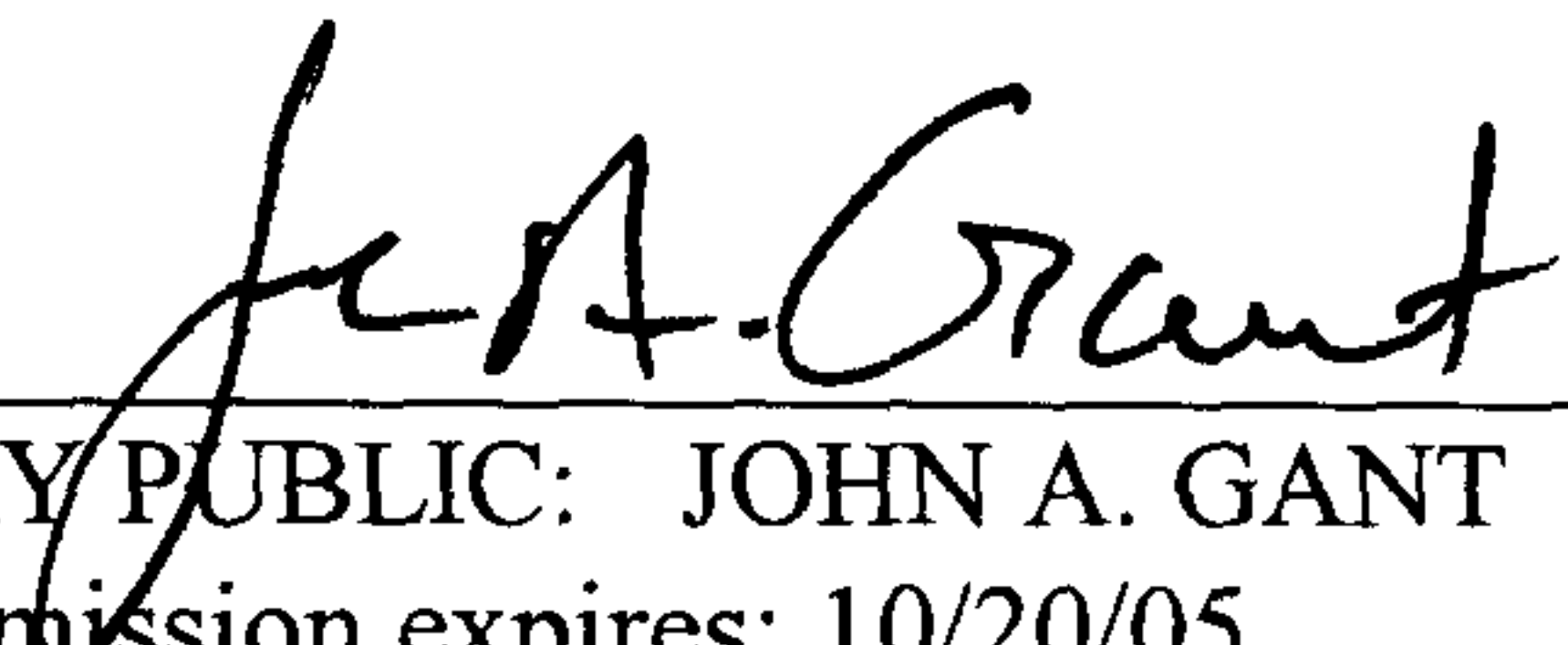


DEBRA SLAY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that DEBRA SLAY, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2004.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05