

Send Tax Notice To:

Rodney B. Denman and Carmen K. Denman  
189 Prairie Rose Lane  
Harpersville, Alabama, 35078

*This instrument was prepared by:*  
James W. Fuhrmeister  
ALLISON, MAY, ALVIS,  
FUHRMEISTER & KIMBROUGH, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

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## WARRANTY DEED – JOINT WITH RIGHTS OF SURVIVORSHIP

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF **Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) Dollars** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Estate of Herman Larry Guy, Deceased, Shelby County, Alabama Probate Case # PR-2004-000553, and Estate of Kim Kleckner Guy, Deceased Shelby County Probate Case # PR-2004-000554,** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Rodney B. Denman and Carmen K. Denman, husband and wife,** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

*See Exhibit "A" for legal description.*

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


NOTE: \$172,000.00 of the above-recited consideration was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

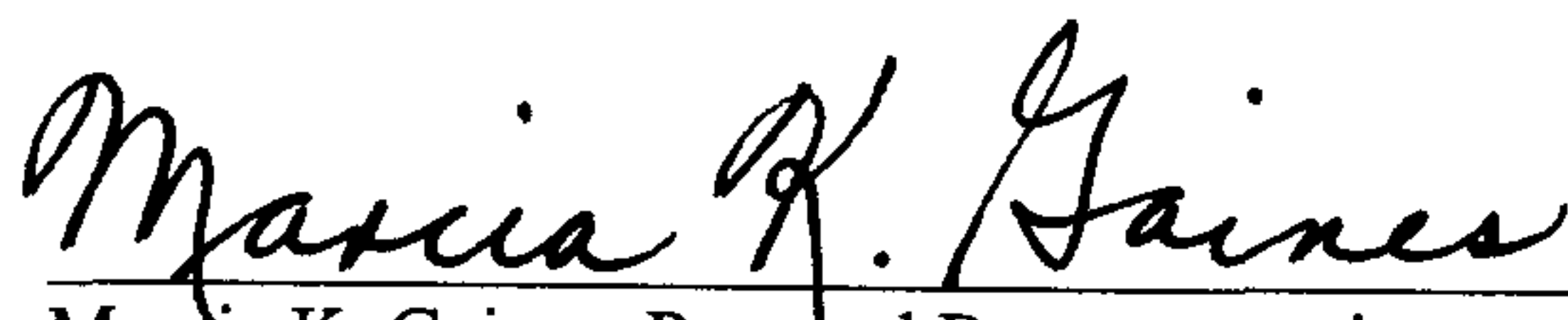
And Grantor does for itself and for its successors and assigns, covenants with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid, that Grantor will and Grantor's successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this 23rd day of November, 2004.

**Estate of Herman Larry Guy, Deceased, Shelby County, Alabama  
Probate Case # PR-2004-000553**

  
Heather Guy Callahan, Personal Representative

**Estate of Kim Kleckner Guy, Deceased Shelby County Probate Case #  
PR-2004-000554**

  
Marcia K. Gaines, Personal Representative

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Heather Guy Callahan, whose name as Personal Representative of the Estate of Herman Larry Guy, Deceased, Shelby County, Alabama Probate Case # PR-2004-000553 and Marcia K. Gaines whose name as Personal Representative of the Estate of Kim Kleckner

Guy, Deceased Shelby County Probate Case # PR-2004-000554 is 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 and with full authority, they executed the same voluntarily on the date the same bears date as the act of said Estates.

Given under my hand and official seal, this 23rd day of November, 2004.

  
\_\_\_\_\_  
Notary Public

My commission expires: 5/21/07

**EXHIBIT**A

20041130000655140 Pg 3/3 60.00  
Shelby Cnty Judge of Probate, AL  
11/30/2004 14:11:00 FILED/CERTIFIED

Commence at the NW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence run S  $2^{\circ}35'44''$  E a distance of 1,419.85' to the North right of way of a Railroad; thence N  $55^{\circ}24'58''$  E along said right of way a chord distance of 700.31'; thence N  $2^{\circ}35'27''$  W a distance of 1,023.14' ; thence N  $87^{\circ}28'30''$  E a distance of 843.42' to a point on the right of way of Shelby County Highway Road No. 83; thence N  $35^{\circ}21'22''$  West along said right of way a distance of 29.92' to the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, thence S  $87^{\circ}28'04''$  W along said line, a distance of 1,221.28' to the point of beginning.