20050531000260190 1/2 $104.00
Shelby Cnty Judge of Probate,AL
05/31/2005 08:14:44AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Myrna J. Pittman and Willie M. Pittman, Jr.
416 McCormack Way
Birmingham, AL 35242

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

900,000.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN DOLLARS ($10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **EDWARD M. DENTON and wife, JOAN D. DENTON,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Myrna J. Pittman and Willie M. Pittman, Jr., (hereinafter referred to as GRANTEES), as joint tenants with rights of survivorship, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 320, according to the Survey of Greystone Legacy, 3rd Sector, as recorded in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

$810,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 2nd day of May, **2005.**

EDWARD M. DENTON

JOAN D. DENTON

Shelby County, AL 05/31/2005
State of Alabama

Deed Tax:$90.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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STATE OF Texas)
:
COUNTY OF Tarrant)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that EDWARD M. DENTON, whose name is are 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 Instrument he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of May, 2005.

Shirley J. Herpeche
NOTARY PUBLIC

AFFIX SEAL

My Commission Expires: 05/02/08

STATE OF Texas)
:
COUNTY OF Tarrant)

SHIRLEY J. HERPECHE
Notary Public
STATE OF TEXAS
Commission Expires 05/01/08

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOAN D. DENTON, whose name is are 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 Instrument he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of May, 2005.

Shirley J. Herpeche
NOTARY PUBLIC

AFFIX SEAL

My Commission Expires: 05/01/08

SHIRLEY J. HERPECHE
Notary Public
STATE OF TEXAS
Commission Expires 05/01/08