


Send tax notice to:  
MARK A. DENNE  
128 LAKELAND RIDGE  
PELHAM, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2008817

SHELBY COUNTY

  
20081231000480160 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
12/31/2008 08:57:10AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) in hand paid to the undersigned, SOUTHFIRST MORTGAGE (hereinafter referred to as "Grantor") by MARK A. DENNE and RENETTE W. WILLIAMS, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS, PHASE 4, AS RECORDED IN MAP BOOK 36, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. 35' BUILDING LINE FRONT AS SHOWN ON RECORDED MAP BOOK 36, PAGE 96.
3. 5' EASEMENT FRONT AS SHOWN ON RECORDED MAP BOOK 36, PAGE 96.
4. 15' EASEMENT REAR AND SIDE AS SHOWN ON RECORDED MAP BOOK 36, PAGE 96.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 200510310000563600 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 200510310000563600.
7. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN BOOK 229, PAGE 492 AND BOOK 39, PAGE 469.
8. RIGHT OF WAY TO RAILROAD AS RECORDED IN BOOK T, PAGE 655.
9. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 165, PAGE 105.
10. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INSTRUMENT 1997-31999.
11. ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS OR ENTITIES ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED DATED 6-17-08 AND RECORDED 6-27-08 IN INSTRUMENT 20080627000262630, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA OR THE UNITED STATES OF AMERICA.

\$215,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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 joint 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.

Shelby County, AL 12/31/2008  
State of Alabama

Deed Tax: \$30.00

20081231000480160 2/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
12/31/2008 08:57:10AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, SOUTHFIRST MORTGAGE, by  
Sandra H. Stephens its CEO, who is authorized to  
execute this conveyance, has hereunto set its signature and seal on this the 18th day of  
December, 2008.

SOUTHFIRST MORTGAGE

By: [Signature]

ITS: CEO

STATE OF ALABAMA  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Sandra H. Stephens, whose name as CEO  
of SOUTHFIRST MORTGAGE, is signed to the foregoing instrument, and who known  
to me, acknowledged before me on this day, that, being informed of the contents of the  
said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of December, 2008.

[Signature]  
Angela D. Phillips  
Notary Public  
Print Name: Angela D. Phillips  
Commission Expires: 01/16/12

