

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifteen Thousand Seven Hundred Fifty and no/100 DOLLARS (\$15,750.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **C & C Realty, LLC** do grant, bargain, sell, and convey unto **Othar J. Denard and Terry J. Denard** (herein referred to as grantees) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 7, 8, and 9 according to the survey of Owen's Cove, a single family residential subdivision, as recorded in Map Book 34, Page 38, in the Probate Office of Shelby County, Alabama. Situated in the SE 1/4 of the SE 1/4 of Section 2, T24N, R15E, in Shelby County, Alabama.

Subject to: (1) Easements and Rights-Of-Way of public record. (2) Restrictions as shown on recorded map of said subdivision.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 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.

And I/we do for myself/ourselves and for my/our heirs, executors and administrators covenant with the said grantee, his/her heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my/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.

2008.
2009.
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of January, 2008.

C & C Realty, LLC

Raymond J. Pearce (SEAL)
Cynthia Pearce (SEAL)
As Its Members

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry W. Pearce, Jr., and Cynthia Pearce, whose names as members of C & C Realty, LLC, are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2009.

Kelli B. Elmore
Notary Public