

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Charles Corbitt
P. O. Box 388
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty Seven Thousand Two Hundred dollars and Zero cents (\$27,200.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert N. Denney and wife, Mary Gene E. Denney, a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto Charles Corbitt and Kathy Corbitt (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 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 GRANTEES, their heirs and assigns, that I am (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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of March, 2009.

_____	(Seal)	<u>Robert N. Denney</u>	(Seal)
		Robert N. Denney	
_____	(Seal)	<u>Mary Gene E. Denney</u>	(Seal)
		Mary Gene E. Denney	
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert N. Denney and wife, Mary Gene E. Denney whose names 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 30th day of March 2009.

My Commission Expires: 10-16-12

[Signature]
Notary Public

20090401000118060 1/2 \$41.50
Shelby Cnty Judge of Probate, AL
04/01/2009 08:34:54AM FILED/CERT

Shelby County, AL 04/01/2009
State of Alabama

Deed Tax: \$27.50

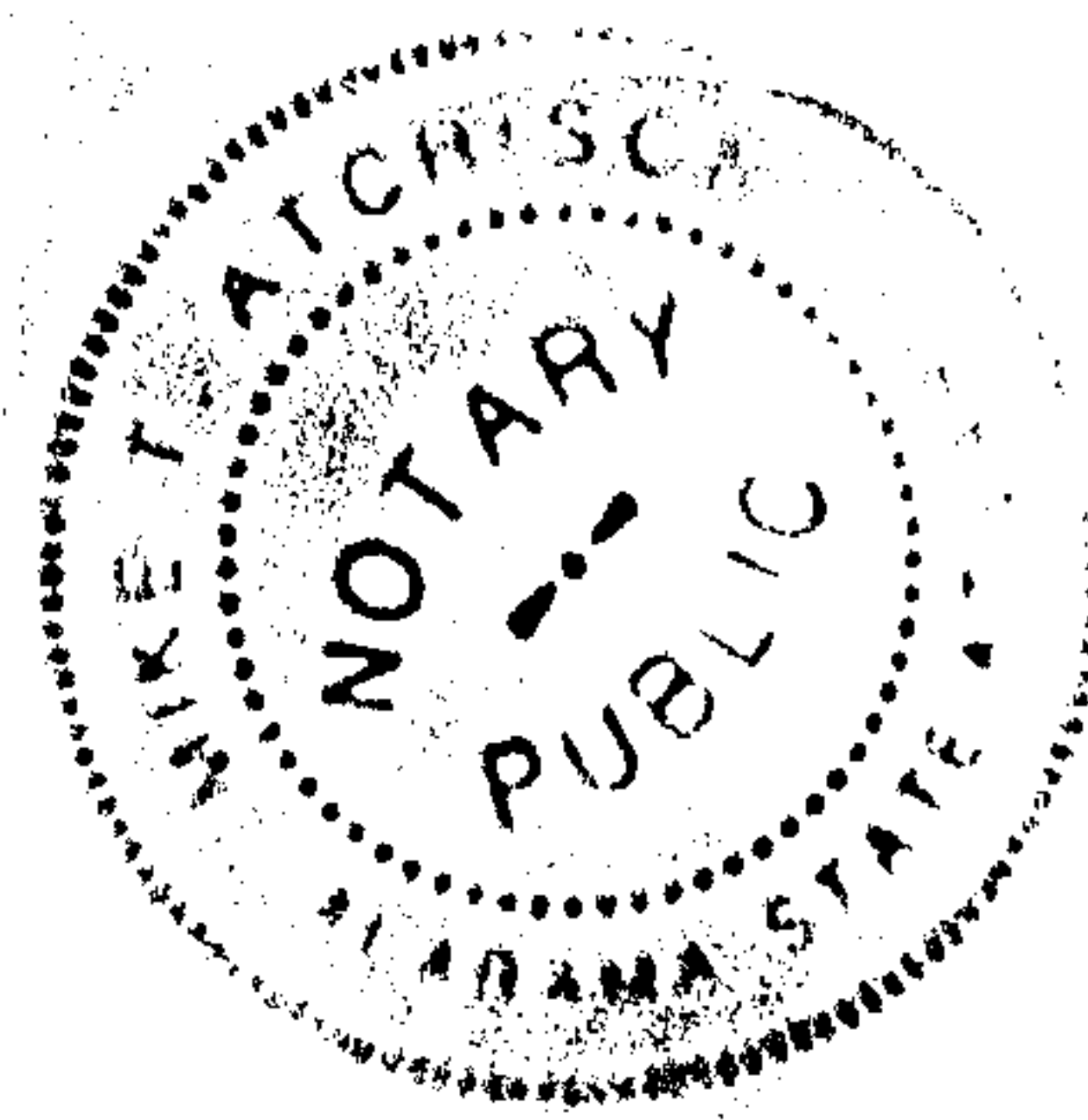


EXHIBIT A

A part of Lot No. 94, as per W. J. Horsley's Map of the Town of Columbiana, Alabama, more particularly described as follows:
Commence at a point where the West margin of Thompson Street intersects the South boundary of a narrow street or alley running West from Thompson Street and bordering on the South side of the lot which was formerly known as the L. C. Taylor lot; from said point, run southerly along the West boundary of Thompson Street a distance of 200 feet to the NE corner of Robert Ray lot; thence West along the North boundary of said Robert Ray lot 200 feet to a point of beginning of the lot herein described and conveyed, which point constitutes the SW corner of the J. W. Edmondson, Jr. and Margaret Edmondson lot; thence North along the West boundary of said Edmondson lot and parallel with Thompson Street 80 feet to a point constituting the NW corner of said Edmondson lot; thence East along the North boundary of said Edmondson lot 70 feet to a point; thence North and parallel with the West boundary of Thompson Street 120 feet to the South boundary of said alley; thence westerly along the South boundary of said alley 270 feet; thence South and parallel with the West boundary of said Thompson Street 200 feet to a point; thence easterly 200 feet to point of beginning. Situated in Shelby County, Alabama.



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