

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SIXTY THOUSAND AND NO/00 DOLLARS (\$60,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **OTHAR J. DENARD, a married man and TERRY J. DENARD, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **JON DEREK WOOD, ROBERT K. HONEYCUTT AND CHRISTY L. RAY** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 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 ¼ of the SE ¼ of Section 2, Township 24 North, Range 15 East, in Shelby County, Alabama.

This property constitutes no part of the homestead of the Grantors.

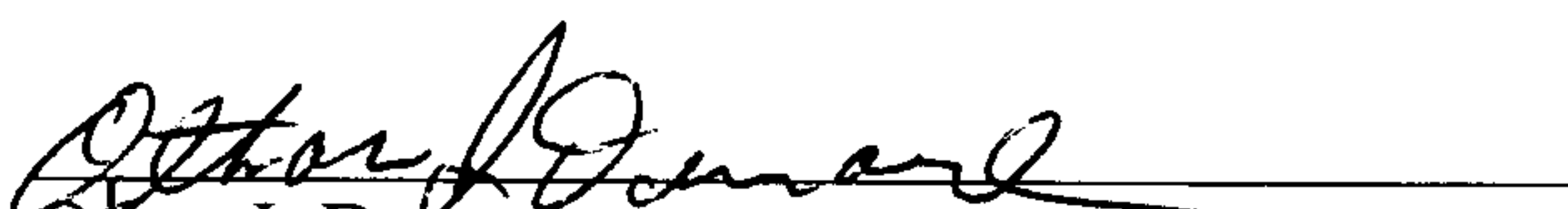
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of May, 2010.


Othar J. Denard


Terry J. Denard

STATE OF ALABAMA)
COUNTY OF SHELBY)


20100521000162320 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
05/21/2010 02:38:10 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Othar J. Denard and Terry J. Denard**, 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 11th day of May, 2010.


Notary Public
My Commission Expires: 10-16-12

Shelby County, AL 05/21/2010
State of Alabama
Deed Tax : \$1.00