

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

20150728000257780  
07/28/2015 02:48:17 PM  
DEEDS 1/2

Send Tax Notice To:  
1996 1st Ave W  
Maylene, AL 35114

Warranty Deed

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$107,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Randy E. Denard a Single person and Terry J. Denard a Married person and Michael L. Denard a MARRIED person. This does not constitute the homestead property of the grantors or thier spouses. , whose mailing address is 427 MEADOWLARK PLACE, ALABASTER, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joel Joseph Eno Landry, whose mailing address is 1996 1st Ave. W Maylene AL 35114 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1996 1st Avenue W, Maylene, AL 35114; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$105,061.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Randy E. Denard a Single person and Terry J. Denard a married person and Michael L. Denard a married person. This does not constitute the homestead property of the grantors or thier spouses. has/have hereunto set his/her/their hand(s) and seal(s) , this 27th day of July, 2015.

Randy E. Denard  
Randy E. Denard  
Terry J. Denard  
Terry J. Denard  
Michael L. Denard  
Michael L. Denard

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Randy E. Denard and Terry J. Denard, and Michael L. Denard, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of July, 2015.

Jack R. Thompson, Jr.

10/31/2016

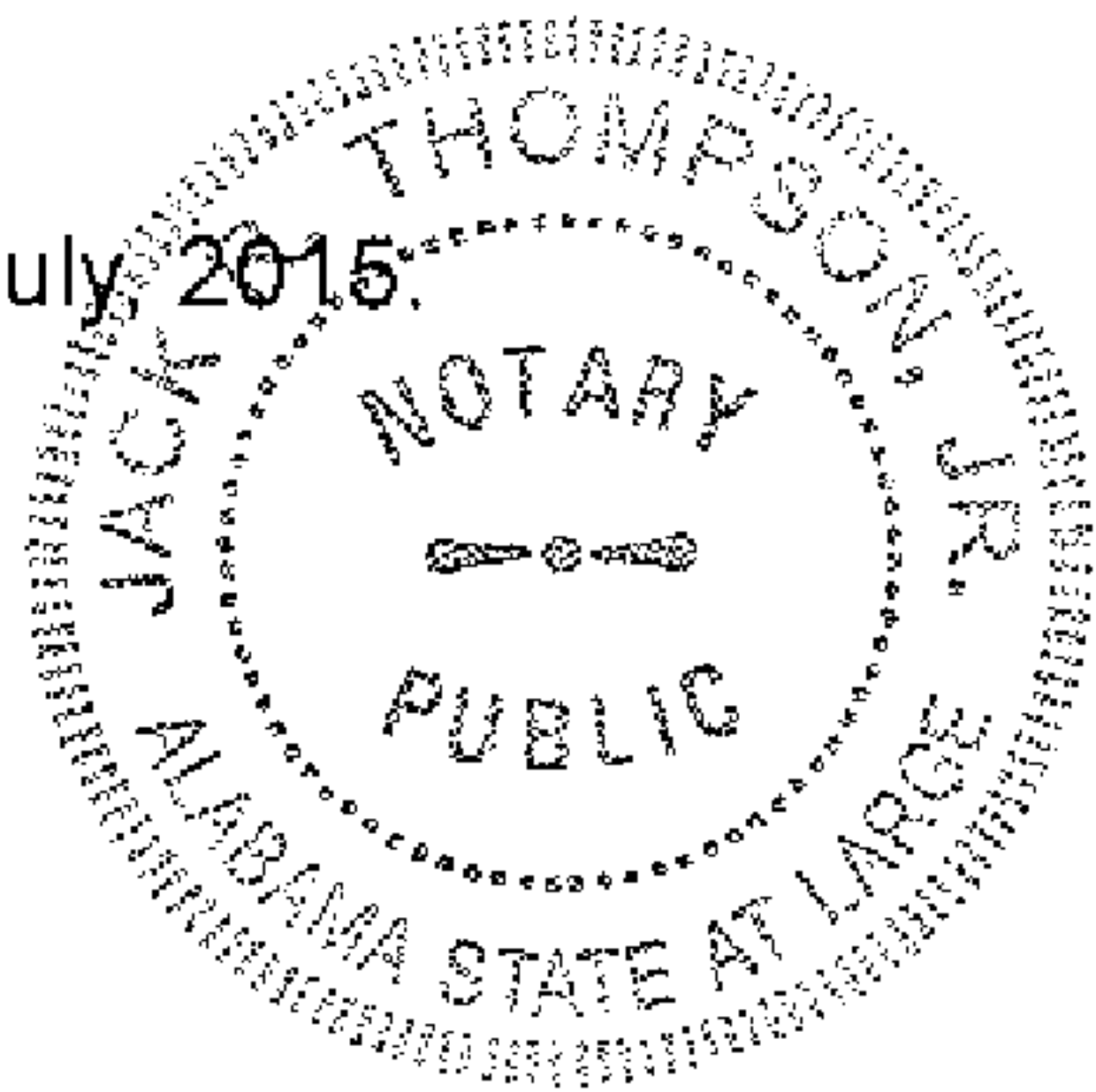


EXHIBIT "A"  
Legal Description

Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West, and run South 118 feet to point of beginning of said lot herein conveyed; thence continue South 542 feet; thence West 330 feet; thence North 478 feet to South right of way line of Highway #SACP 460-A (Spur); thence East along said highway right of way a distance of 330 feet to point of beginning of lot herein conveyed, all located in the N 1/2 of SE 1/4 of SW 1/4, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/28/2015 02:48:17 PM  
\$19.00 CHERRY  
20150728000257780

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the County Clerk.