

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20151207000415940

12/07/2015 08:32:56 AM

DEEDS 1/2

Send Tax Notice To:

William W. Denton & Joyce G. Denton
513 Talon Court
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$226,000.00, 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 Charles E. Little, Jr., an unmarried man, surviving grantee in that deed recorded in Instrument No. 1997-25129, the other grantee, Claire L. Little, having died on or about August 14, 2012, by Michael C. Little, his Attorney-in-Fact, whose mailing address is

_____ (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William W. Denton and Joyce G. Denton, whose mailing address is 513 Talon Court, Birmingham, AL 35242 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 513 Talon Court, Birmingham, AL 35242; 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, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$ 10 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 3rd day of December, 2015.

Charles E. Little, Jr.

Charles E. Little, Jr., by Michael C. Little,
his Attorney-in-Fact

By: Michael C. Little, Jr.
ATTORNEY-IN-FACT

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael C. Little whose name as Attorney in Fact for Charles E. Little is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of December, 2015.

[Signature]
Notary Public

Commission Expires *3/5/17*



EXHIBIT "A"
Legal Description

Lot 264, according to the Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/07/2015 08:32:56 AM
\$243.00 CHERRY
20151207000415940

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.