

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

23240 (1 of 2)

200000

139000

CC 61000

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Thousand and No/00 Dollars (\$200,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JAMES W. DENTON and STEPHANIE DENTON, husband and wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **NANCY J. DENTON and WALTER N. DENTON** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the map and survey of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County, Alabama.

Commonly known as 227 Miller Circle, Indian Springs, Alabama 35124.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights; and specifically the following exceptions:

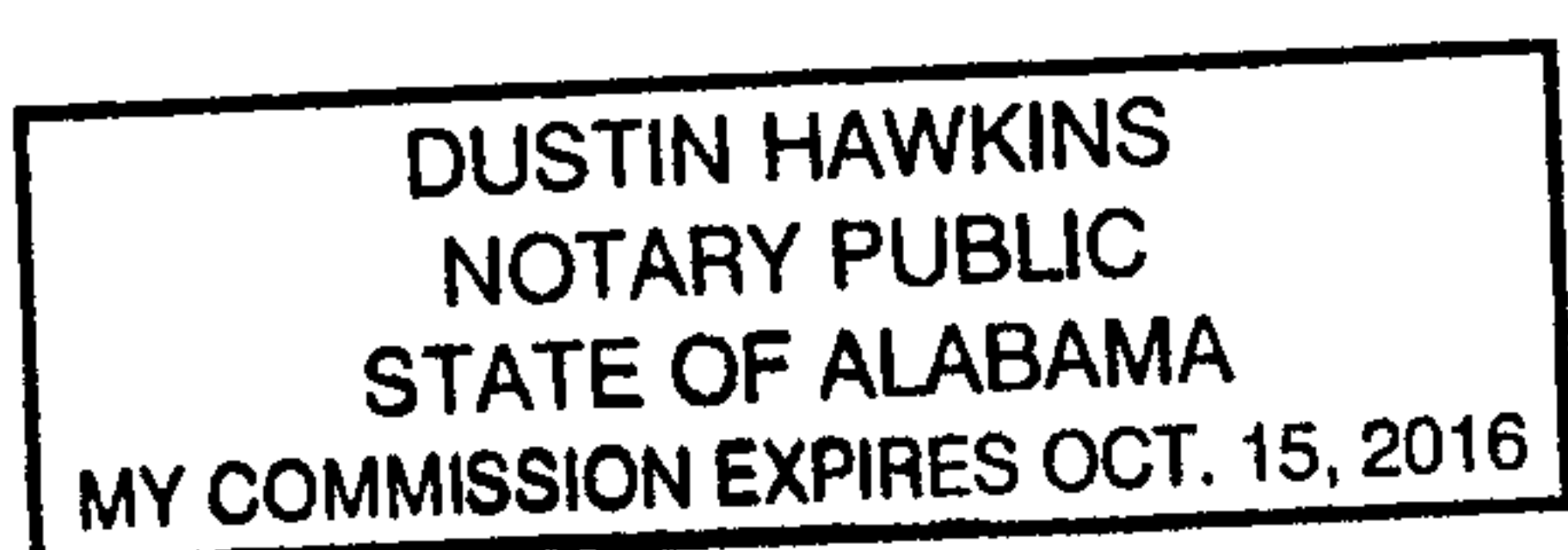
1. Reservations, restrictions, easements, and notes as shown on plat of record in Map Book 6, Page 44.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

CRANE LEGAL, P.C.
2607 Dauphin Street, Suite C
Mobile, AL 36606

In Witness Whereof, the said Grantors have set their hands and seals this 14th
day of April, 2016.



James W. Denton

Stephanie Denton

STATE OF ALABAMA
COUNTY OF Telfer

I, the undersigned notary public, in and for said county and state, hereby certify that **James W. Denton** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

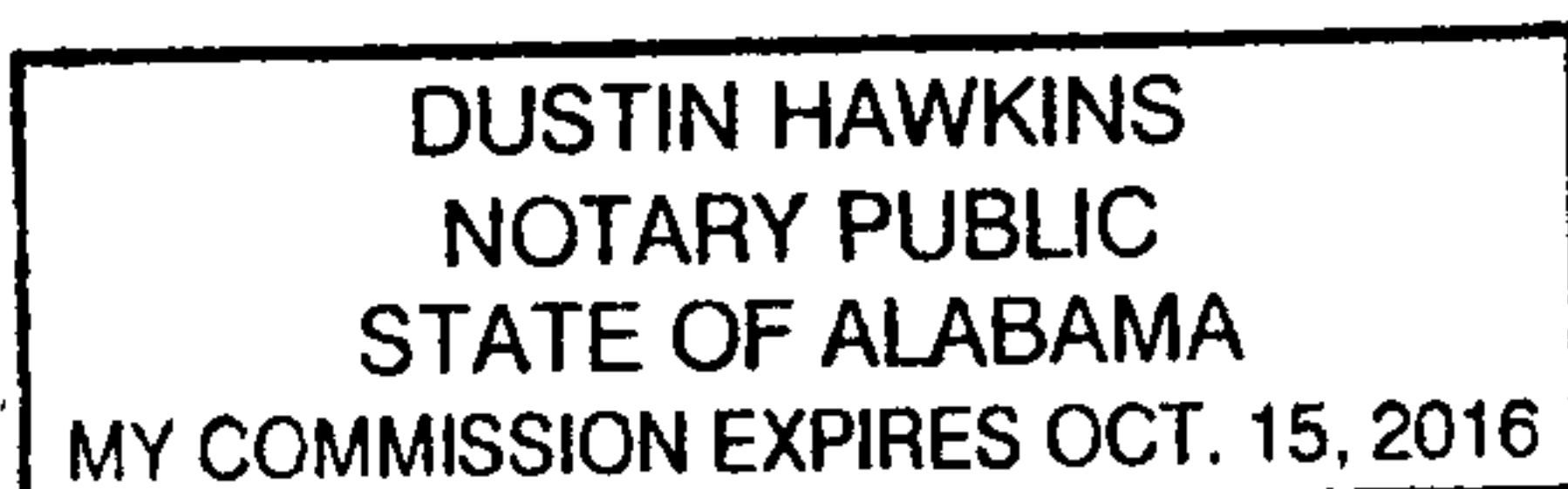
Given under my hand and seal this 14th day of April, 2016.

Notary Public
My commission expires Oct 15, 2016

STATE OF ALABAMA
COUNTY OF Telfer

I, the undersigned notary public, in and for said county and state, hereby certify that **Stephanie Denton**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of April, 2016.



Notary Public
My commission expires Oct 15, 2016

GRANTEES' MAILING ADDRESS:

227 Miller Circle
Pelham, AL 35124

GRANTORS' MAILING ADDRESS:

THIS INSTRUMENT PREPARED BY:

Crane Legal, P.C.
2607 Dauphin Street
Suite C
Mobile, AL 36606
File # 23240

20160503000146420 2/2 \$78.00
Shelby Cnty Judge of Probate, AL
05/03/2016 08:43:24 AM FILED/CERT