

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

296
WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY ONE THOUSAND FIVE HUNDRED & 00/100— (\$141,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we David E. Dean and wife, Donna M. Dean (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Karin A. McCloskey, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Amended Map of Sixth Addition to Riverchase Country Club as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

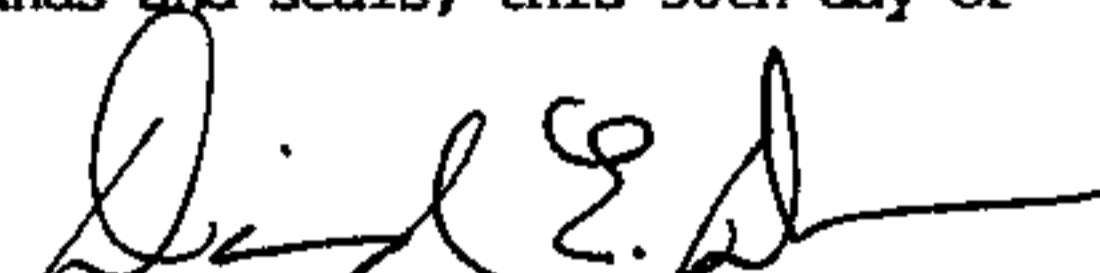
\$113,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


GRANTEES' ADDRESS: 834 Willow Oak Drive, Birmingham, Alabama 35244-1630

TO HAVE AND TO HOLD to the 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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 June, 1989.



David E. Dean (SEAL)


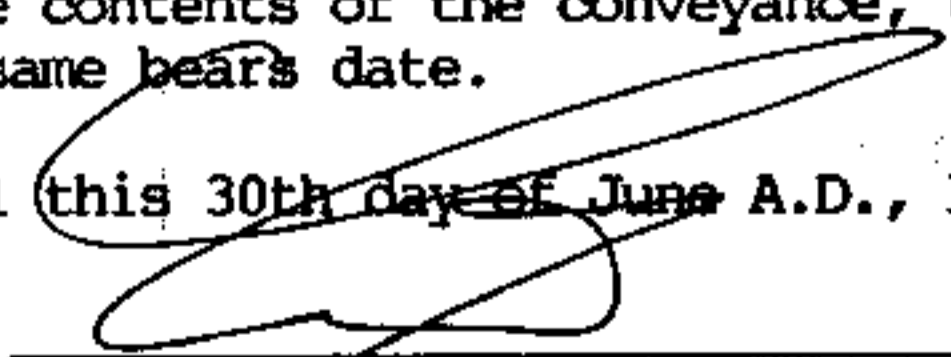
Donna M. Dean (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that David E. Dean and wife, Donna M. Dean 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 June~~ A.D., 1989

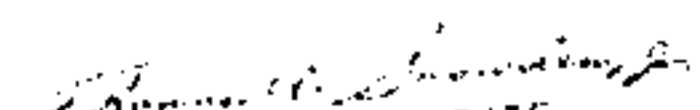


Notary Public

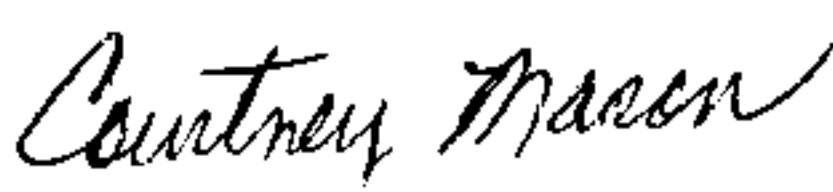
Commission Expires March 10, 1991

COURTNEY H. MASON, JR.
I CERTIFY THIS INSTRUMENT WAS FILED

89 JUL 10 PM 6:51


JUDGE OF PROBATE

- 1. Deed Tax \$23.50
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 3.00
- TOTAL 34.00



BOOK 245 PAGE 679