20060313000115010 1/1 $12.00
Shelby Cnty Judge of Probate,AL
03/13/2006 08:25:30AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Twenty Five Thousand and No/100 ($325,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **G. Remington Dean and Judy B. Dean, husband and wife**, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Chris Salter and Hanna Salter**, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 1, ACCORDING TO THE MAP AND SURVEY OF YELLOWLEAF PLATEAU, AS RECORDED IN MAP BOOK 34, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$260,000.00 AND $65,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2006, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 23rd day of February, 2006.

Nancy E. Rumo
WITNESS

Amorina A. Ryzolwr
WITNESS

G Remington Dean
G. REMINGTON DEAN

Judy B Dean
JUDY B. DEAN

BY: G Remington Dean
G. REMINGTON DEAN, ATTORNEY-IN-FACT

STATE OF Florida
COUNTY OF Pinellas

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that G. Remington Dean, is signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as the act of said corporation on the day the same bears date.
Given under my hand and official seal this 23rd day of February, 2006.

NOTARY PUBLIC
CHRISTIAN D. GARRETT
Notary Public, State of Florida
My comm. expires June 22, 2008
No DD 331556

Christian D. Garrett
NOTARY PUBLIC

MY COMMISSION EXPIRES:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Judy B. Dean, by G. Remington Dean, Attorney-in-Fact, is signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.
Given under my hand and official seal this 23rd day of February, 2006.

NOTARY PUBLIC
CHRISTIAN D. GARRETT
Notary Public, State of Florida
My comm. expires June 22, 2008
No DD 331556

Christian D. Garrett
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
CHRIS SALTER AND HANNAH SALTER
190 SWEETGUM DRIVE
CHELSEA, ALABAMA 35043