

NO TITLE EXAMINATION

Value \$10,000.00

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney  
(Address) 3512 Old Montgomery Highway, Suite 209  
Birmingham, Alabama 35209

Send Tax Notice To: Sara O'Gara Dean  
name  
address

WARRANTY DEED-

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sara O'Gara Dean, A Single Woman; Douglas B. Dean, A Married Man; and John T. Casey, A Married Man**

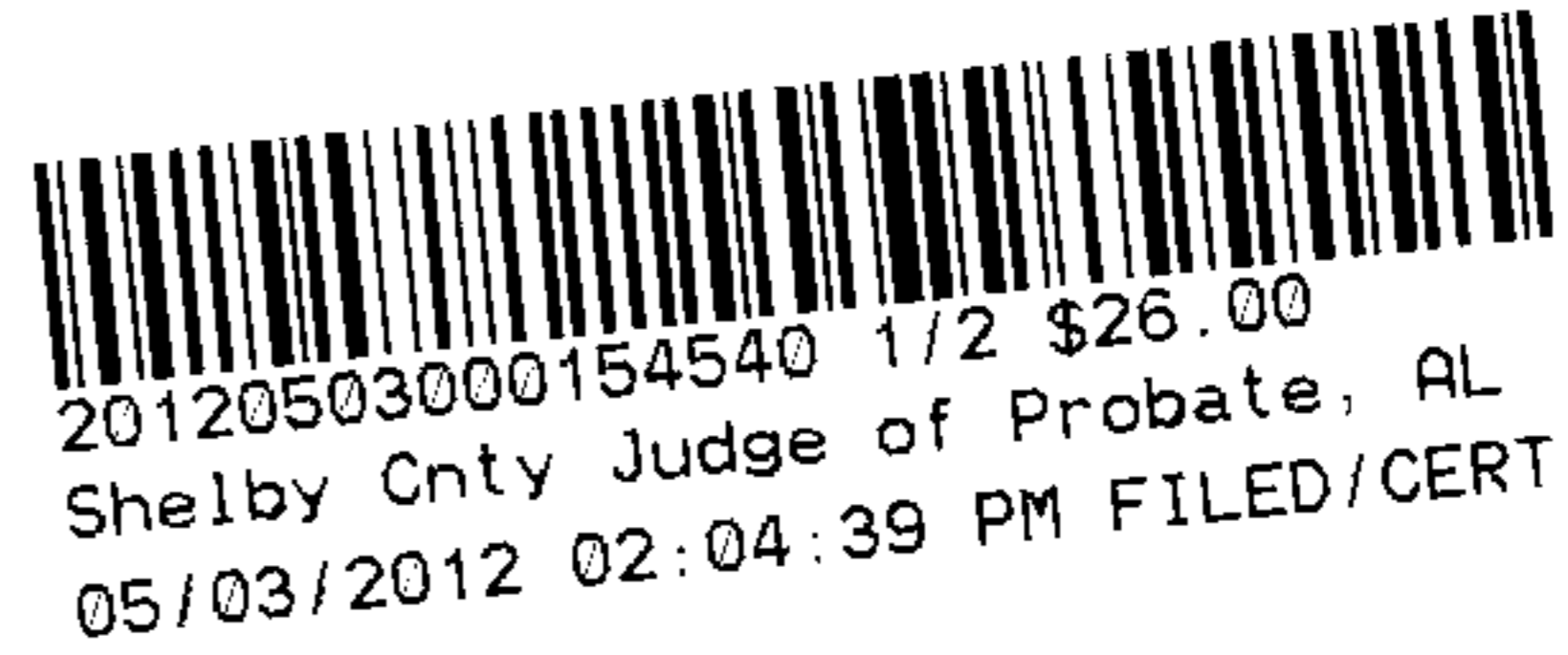
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**Sara O'Gara Dean**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Legal Description on attached Exhibit "A".**

**Subject to existing easements, current taxes, restrictions, covenants, set-back lines and rights of way, if any, of record.**

**Subject property is not the homestead of Douglas B. Dean nor John T. Casey, nor their respective spouses.**



TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 23<sup>rd</sup> day of April, 2012

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Sara O'Gara Dean (Seal)  
Sara O'Gara Dean  
Douglas B. Dean (Seal)  
Douglas B. Dean  
John T. Casey (Seal)  
General Acknowledgment

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Sara O'Gara Dean, A Single Woman; Douglas B. Dean, A Married Man and John T. Casey, A Married Man whose name(s) 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 hands and official seal this 23<sup>rd</sup> day of April, A.D., 2012  
Larry L. Halcomb Notary Public

My Commission Expires: 1/23/14

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit 1301, Building 13, according to the Map of The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691; Real 238, page 241, Real 269, page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

  
20120503000154540 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/03/2012 02:04:39 PM FILED/CERT

Shelby County, AL 05/03/2012  
State of Alabama  
Deed Tax: \$10.00