

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One (\$1.00) DOLLARS
and other valuable considerations, including the execution of a purchase money mortgage by
grantees in the sum of \$9,500.00, payable at the rate of \$100.00 per month, commencing
January 1, 1970, 1970, and bearing interest at 6% per annum,
to the undersigned grantor

F. F. MULLINS

in hand paid by

JOSEPH ORAL DEAN, JR., and wife, JUDITH Y. DEAN,

the receipt whereof is acknowledged we the said

F. F. MULLINS And wife, ETHEL MULLINS,

do grant, bargain, sell and convey unto the said

JOSEPH ORAL DEAN, Jr., and wife, JUDITH Y. DEAN,

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

N 1/2 of Lot 4 and the South three (3) feet of Lot 3, in Block 1, Joseph Squires
Map and Survey of the Town of Helena, as recorded in the office of the Judge of
Probate of Shelby County, Alabama. in Map Book 3, Page 121.

It is understood and agreed that the North wall of the building situated on said
property is a joint or common wall.

It is further understood and agreed that the building on said premises is sold
without any warranty as to quality or condition and is sold "as is."

Minerals and mining rights excepted.

TO HAVE AND TO HOLD Unto the said JOSEPH ORAL DEAN, JR., and wife, JUDITH Y. DEAN,

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 herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said
premises; that they are free from all encumbrances; 1969 taxes excepted; and as shown above,

that I have a good right to sell and convey the same as aforesaid; that I will, and my
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.

In Witness Whereof, we have hereunto set our hand s and seal, s

this 31 day of December, 1969.

WITNESSES:

F. F. Mullins (Seal.)
F. F. Mullins
Ethel Mullins (Seal.)
Ethel Mullins
(Seal.)
(Seal.)

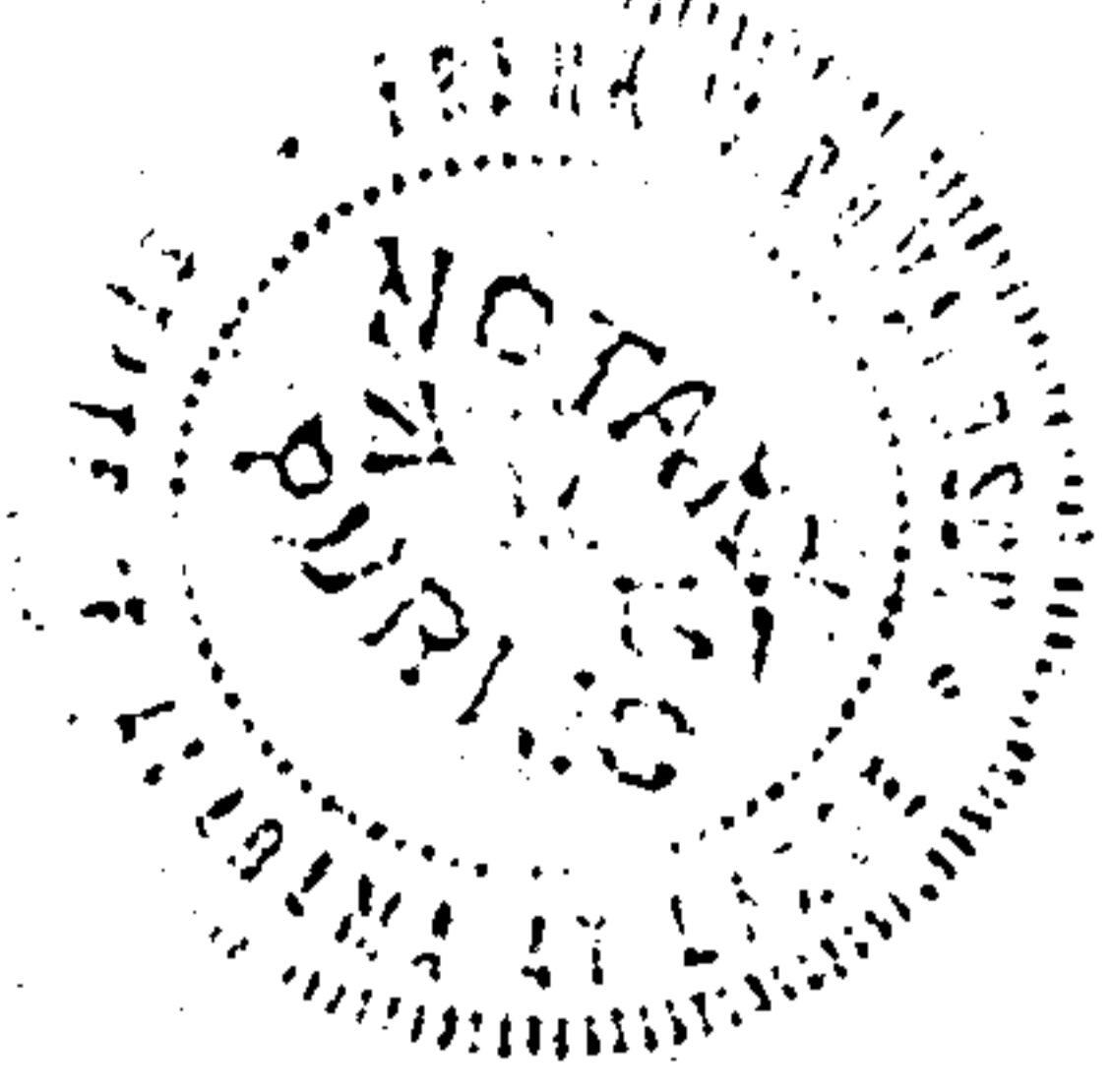
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BOOK 262 PAGE

State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that F. F. Mullins and wife, Ethel Mullins, 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 31st day of December 19 69.

Frank W. Donaldson As Notary Public



STATE OF ALABAMA
COUNTY OF SHELBY
RECORDED
INDEXED
MAR 21 1970 10:01
U.C.C. FILE NUMBER 68
REC. BY PAGE 258
E. F. Mullins

BOOK 262 PAGE 56

RETURN TO: *145 150 145*

F. F. MULLINS
et ux

TO

JOSEPH ORAL DEAN, ET UX

JUDITH Y. DEAN
3217 Lakeside Rd. Phenix
35226

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the _____ day of _____ 19____ at _____ o'clock M, and was duly recorded in Volume _____ of Deeds at page _____, and examined _____ Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA