

This instrument was prepared by

(Name) Bbo Fleming Sales and Insurance Co.(Shelba Crumpton)

(Address) #1 Crosscreek Trail Pelham,Ala. 35124

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand and no/100 Dollars (\$29,000.00)

to the undersigned grantor, Shelby Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto Benny W. Dean and Martha
J. Dean

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama to-wit

Lot 28, according to the survey of Oakdale Estates, as recorded in the
Map Book 5, Page 98, in the office of the Judge of Probate of Shelby
County, Alabama.

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

\$23,200.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith:



19731009000056600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1973 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER CR
REC. SR. & PAGE AS SHOWN ABOVE
10/10/73 OCT - 9 PM 1:00
Beck 24600
JUDGE OF PROBATE

BOOK 283 PAGE 25

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert K. Fleming
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of October 19 73
Shelby Enterprises, Inc.

ATTEST:

By Robert K. Fleming
President

Secretary

STATE OF Alabama
COUNTY OF Shelby

I, J.C. Jackson
State, hereby certify that Robert K. Fleming
whose name as President of Shelby Enterprises, Inc.,
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 5th day of October

19 73

J. C. Jackson
Notary Public