THIS INSTRUMENT PREPA[redacted]Y:

Albert E. Ritchey
Suite 405, 11 West Oxmoor Road
Birmingham, Alabama 35209

340

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Thirty-two thousand and NO/100 ($32,000.00)---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Jay Henderson and wife, Donita H. Henderson; Johnny D. Harrison, a single man; and Don E. Harrison and wife, Elizabeth T. Harrison d/b/a The Three H Company
(herein referred to as grantors) do grant, bargain, sell and convey unto
Joseph O. Dean, Jr. and wife, Carol D. Dean

(herein referred to as GRANTEES) 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:

A certain lot in the Northern corner of Block #51, according to the Survey and Map of Reynold's Addition to the Town of Montevallo, as the same is recorded in the Office of the Probate Judge of Shelby County, Alabama, said lot having a frontage 75 feet on Middle Street, and running back of uniform width of 75 feet a distance of 150 feet, and being Lot #7, in said Block 51, the map or plat of said subdivision being recorded in Map Book 3, Page 37, Office of Judge of Probate, of Shelby County, Alabama.

Subject to current taxes; restrictions; easements and reservations of record, if any.

$25,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 320 PAGE 199

19790619000076570 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/19/1979 12:00:00AM FILED/CERT

JUN 19 AM 11:03

Deed 6.50
Rec. 3.00
Ind. 1.00
10.50

See Mtg. 392-912

TO HAVE AND TO HOLD, to the said GRANTEES 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 contingent remainder and right of reversion.

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: except those of record;
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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal s, this 15th day of June, 1979.

WITNESS:

Jay Henderson
Donita H. Henderson
Johnny D. Harrison
Don E. Harrison
Elizabeth T. Harrison
dba THE THREE H. COMPANY

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jay Henderson and wife, Donita H. Henderson; Johnny D. Harrison; Don E. Harrison and wife, Elizabeth T. Harrison d/b/a The Three H. Company 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 15th day of June A. D., 19 79.

Notary Public

Form 3091

Ritchey & Ritchey