

This instrument was prepared by

(Name) John F. De Buys, Jr.

(Address) 1933 Montgomery Highway, Birmingham, Alabama 35209

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) dollars and other good and 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, Bruce Allen Dean, Sr. and wife, Judith H. Dean

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bruce Allen Dean, Sr.

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

From the southwest corner of the southeast quarter of the northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama run thence in a Northerly direction along the west line of said quarter-quarter section for a distance of 668.86 feet; then turn an angle to the right of 92°19'23" and run in an easterly direction for a distance of 356.4 feet to the point of beginning of the parcel herein described: thence continue eastward along the same course as before for 328.91 feet; thence turn an angle to the right of 62°53'23" and run in a southeasterly direction for 224.30 feet and radial to a curve running southwesterly; thence run southwesterly along the arc of a curve of 54.88 feet to the end of said curve, said curve having a radius of 50.00 feet, a central angle of 62°53'23" and being concave southeasterly; thence run southerly and westerly along the arc of a curve for a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00' and being concave northwesterly; thence run a westerly direction tangent to last said curve and along the north right-of-way line of Surry Lane for a distance of 218.03 feet; thence run northwesterly along the arc of a curve in Surry Lane for a distance of 166.06 feet, said curve having a radius of 211.42 feet, a central angle of 45°00' and being concave northeasterly; thence run in a northwesterly direction along said north right-of-way tangent to said curve for 154.59 feet; thence turn an angle to the right of 90°00'00" and run northeasterly for a distance of 138.48 feet to the point of beginning. Mineral and mining rights excepted.

Subject to: Advalorem taxes due October 1, 1980. Transmission line permits to Alabama Power Company recorded in Deed Book 106, Page 310; in Deed Book 119, Page 48, and in Deed Book 134, Page 547, in the Probate Office of Shelby County, Alabama. Right of Way to Shelby County as recorded in Deed Book 135, Page 34, in said Probate Office.

(See reverse side)

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30 day of September, 1981.

Darbi Wells (Seal)

Aug. 12, 1981 - 1985 (Seal)

(Seal)

Bruce Allen Dean, Sr. (Seal)
BRUCE ALLEN DEAN, SR.

Judith H. Dean (Seal)
JUDITH H. DEAN

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce Allen Dean, Sr., an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A. D., 1981.

Bruce A. Dean
206 S. 1st St.
Birmingham, AL

Darbi Wells
Notary Public

Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain mortgage made by Bruce Allen Dean, Sr., and wife, Judith H. Dean to Bruce Allen Dean, Sr., which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 327, page 920. And for the same consideration Grantee herein hereby assumes the obligations of Bruce Allen Dean, Sr. and wife, Judith H. Dean under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

19811001000104940 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
10/01/1981 00:00:00 FILED/CERTIFIED

Judith H. Dean

Bruce Allen Dean Sr.

Darbi Wells - Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith H. Dean, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, A.D., 1981.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 OCT -1 AM 8:21

[Signature]
JUDGE OF PROBATE

Deed 50
Rec. 3.00
Ind. 1.00
4.50

BOOK 335 PAGE 188

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$