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THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers, Jr.
813 Shades Creek Parkway
ADDRESS: Birmingham, Alabama 35209

Send Tax Notice To:

Harry P. Dean, Jr. & Glenda L. Dean
2941 Riverwood Terrace
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama
SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Sixty-one Thousand Nine Hundred and No/100 (\$61,900.00) Dollars to the undersigned grantor, Gibson-Anderson-Evins, Inc. a corporation, in hand paid by Harry P. Dean, Jr. and Glenda L. Dean the receipt whereof is acknowledged, the said Gibson-Anderson-Evins, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Harry P. Dean, Jr. and Glenda L. Dean

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot D, Block 19, according to the Amended Map of Riverwood, 4th Sector, as recorded in Map Book 8, page 136, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106th interest in the common area as defined in the Declarations recorded in Misc. Volume 39, page 880, in said Probate Office.

SUBJECT TO: (1) 5 foot easement on front, 7.5 foot easement on east, 10 foot easement on rear and 20 foot easement in middle of lot as shown by recorded map; (2) Right of way to Alabama Power Company recorded in Volume 345, page 661, in said Probate Office; (3) Restrictions recorded in Misc. Volume 48, page 281, and Misc. Volume 39, page 880, in said Probate Office; (4) Agreement with Alabama Power Company recorded in Misc. Volume 48, page 278, in said Probate Office; (5) Right of way to South Central Bell recorded in Volume 343, page 941, in said Probate Office; (6) Mineral and mining rights and rights incident thereto; and (7) Current taxes.

\$58,800.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Harry P. Dean, Jr. and Glenda L. 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 said Gibson-Anderson-Evins, Inc. does for itself, its successors and assigns, covenant with said Harry P. Dean, Jr. and Glenda L. Dean, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Harry P. Dean, Jr. and Glenda L. Dean, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Gibson-Anderson-Evins, INC.

signature by L. S. Evins, III has hereunto set its its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 30th day of September, 1983.

ATTEST:

GIBSON-ANDERSON-EVINS, INC.

By L. S. Evins, III L. S. Evins, III ~~Vice~~ President

Secretary.

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Pkway Suite 203
BIRMINGHAM, AL 35209

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CHARLES A. J. BEAVERS, JR.

813 Shades Creek Pkwy Suite 203
BIRMINGHAM, AL 35209

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, Charles A. J. Beavers, Jr., a Notary Public in and for said county in said state, hereby certify that L. S. Evins, III whose name as President of the Gibson-Anderson-Evins, Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 30th day of September, 1983.

Charles A. J. Beavers, Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1983 OCT -6 AM 11:51
Lee M. #37-512
Thomas T. Drowless, Jr.
JUDGE OF PROBATE

Deed TAX 3.50
Rec 3.00
Fud 1.00

7.50

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