

SEND TAX NOTICE TO:

1440

(Name) Stephen W. Key & Patricia C. Key  
5206 SUNNY MEADOWS DR.  
(Address) BIRMINGHAM AL. 35243

This instrument was prepared by

(Name) Gene W. Gray, Jr.

(Address) 110 Office Park Drive, Birmingham, AL 35223

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Thousand Fifty and No/100 Dollars

to the undersigned grantor, Dean Construction Company, 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

Stephen W. Key and Patricia C. Key

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama to wit:

Lot 14, Block 4, according to the Survey of Sunny Meadows,  
as recorded in Map Book 8, page 18 A, B, & C, in the  
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the Year 1984 which are a lien but not due and payable until October 1, 1984.
2. 35' building line as shown by recorded map.
3. 12.5' easement on South as shown by recorded map.
4. Restrictions contained in Misc. Vol. 36, page 881 and Misc. Vol. 37, page 21, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. Vol. 37, page 22 in the said Probate Office.

\$ 81,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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 encumbrances, 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, David E. Dean  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of August, 1984

ATTEST:

DEAN CONSTRUCTION COMPANY, INC.

By

David E. Dean

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
in Map Book #54-535  
1984 AUG 28 AM 9:49

Deed TAX 9.50  
Rec 2.50  
Fund 1.00  
13.00

I. Gene W. Gray, Jr.

a Notary Public in and for said County in said

State, hereby certify that

whose name as

David E. Dean, President of Dean Construction Company, 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

23rd

day of August

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Alabama Federal

Notary Public