

## SEND TAX NOTICE TO:

Marion J. Harris

(Name) 749 CrossCreek Trail

Pelham, AL 35124

(Address)

This instrument was prepared by

(Name) William H. Halbrooks, AttorneySuite 820 Independence Plaza(Address) Birmingham, AL 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Two Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor, Dean Construction Company, Inc. a corporation,  
 (therein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto

Marion J. Harris and Polly S. Harris

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

Shelby County, Alabama, to-wit:

Lot 22, in Block 2, according to the Survey of Cahaba Valley  
 Estates, Fourth Sector, as recorded in Map Book 5, page 127,  
 in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$58,000.00 of the purchase price recited above was paid  
 from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

1985 NOV 18 AM 9:01

*Thomas W. Halbrooks, Jr.*  
 JUDGE OF PROBATE

## RECORDING FEES

Mortgage Tax	\$	
Deed Tax		14.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	18.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of November 19

ATTEST:

Dean Construction Company, Inc.

By

President

Secretary

STATE OF ALABAMA }  
 COUNTY OF JEFFERSON }

I, the undersigned

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 1st day of November 19 85

*William H. Halbrooks*  
 Notary Public

Notary Public

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