

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
PO Box 360187  
(Address) Birmingham, AL 35236-0187



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED

185-

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and no/100th (\$4000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Deborah R. Long, a single woman

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

Robert Dennis Bean, a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Walden as recorded in Map Book 8, page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to AmSouth Bank, N.A. dated October 4, 1985 and filed for record in the Probate Office of Shelby County, Alabama in Real Record 044, Page 51 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 130 Walden Court, Montevallo, Alabama 35115

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of August, 1986

Deed Tax \$ 4.00

Mlt. Tax

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 7.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1986 SEP -3 PM 12:41

JUDGE OF PROBATE

(SEAL)

Deborah R. Long

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned  
in said State, hereby certify that Deborah R. Long, a single woman

whose name(s) 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 29th day of August, A.D. 1986

Notary Public