

This form furnished by:

**Cahaba Title, Inc.**

988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) 143 Main Street

Montevallo AL 35115

Send Tax Notice to:

(Name) Billy G. Allen

(Address) P.O. Box 15

Montevallo AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Six Thousand Eight Hundred Three and 00/100 (\$46,803.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOSEPH O. DEAN and wife, CAROL DEAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

BILLY G. ALLEN and wife, LOIS N. ALLEN

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land consisting of the East half of the South half of Lot 11, Block 1, according to the survey of Pelham Estates, as recorded in Map Book 3, page 57, in the Office of the Probate Judge of Shelby County, Alabama, and more particularly described as follows: Beginning at the Southwest corner of said lot and run East 125 feet to the true point of beginning; thence continuing East 125 feet to a point; thence North 50 feet; thence West 125 feet; thence South 50 feet to the point of beginning.

Grantees specifically assume that mortgage from J. W. Brantley and wife, Helen Brantley to United Federal Savings & Loan Association dated May 4, 1978 and recorded in Mortgage Book 377 Page 691, Probate Judges Office, Shelby County, Alabama, with a current balance of approximately \$41,606.00.

SUBJECT TO: Second Mortgage given to Grantors by Grantees herein, executed on even date herewith, in the sum of \$10,000.00.

Mortgage from J. W. Brantley and wife, Helen Brantley to United Federal Savings and Loan Association dated May 4, 1978 and recorded in Mortgage Book 337 page 691 to be paid and properly satisfied. Mortgage from J. W. Brantley and wife, Helen B. Brantley to Parker Supply Co., Inc. dated March 22, 1979 and recorded in Mortgage Book 389 page 713 to be paid and properly satisfied. Mortgage from Billy G. Allen, Lois N. Allen, Joseph O. Dean and Carol Dean to Birmingham Trust National Bank dated January 17, 1983, in the amount of \$38,000.00, and recorded in Mortgage Book 426 page 688 to be paid and properly satisfied.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15<sup>th</sup> day of May, 19 87

WITNESS

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

1987 JUL -2 AM 9:34

JUDGE OF PROBATE

3700  
250 (Seal)  
100  
4050 (Seal)

Joseph O. Dean (Seal)  
JOSEPH O. DEAN  
Carol Dean (Seal)  
CAROL DEAN (Seal)

STATE OF ALABAMA

COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOSEPH O. DEAN and CAROL DEAN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of MAY A.D., 19 87