

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Jack W. Monroe, Jr.
2013 Kentucky Avenue
ADDRESS: Birmingham, AL 35216

Dean L. Thomas
4000 Saddle Run Circle
Helena, AL 35080

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIHMINOHAM. ALA.

STATE OF ALABAMA
SHELBY }
COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety One Thousand Five Hundred (\$91,500) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Billingsley Homes, Inc.

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

Dean L. Thomas, an unmarried woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Saddle Run, as recorded in Map Book 11, page 28, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 20 foot Building line as shown by recorded Map.
2. Easement as shown by recorded Map.
3. Restrictions appearing of record in Real 144, page 124, in the Probate Office of Shelby County, Alabama.
4. Restrictions regarding Alabama Power Company as recorded in Real 145, page 705 in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company as recorded in Real 145, page 712 in the Probate Office of Shelby County, Alabama.
6. Right of way for Alabama Power Company as recorded in Real 157, page 579 and Real 142, page 195 in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 79, page 297, in the Probate Office of Shelby County, Alabama.

\$89,268.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	2.50
2. Notary Fee	4.00
3. Recording Fee	3.00
4. Lending Fee	1.00
5. Notary Fee	1.00
6. Certified Fee	1.00
Total	13.00

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

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 28th day of December, 19 90

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

91 JAN -3 PM 4:29 (Seal)

James A. Shandley, Jr. (Seal)
JUDGE OF PROBATE

BILLINGSLEY HOMES, INC.
By: Willie R. Bell (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON }
COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Butch Billingsley, as of Billingsley Homes, Inc. whose name 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 executed the same voluntarily on the day the same bears date. in said capacity and with full authority.

Given under my hand and official seal this 28th day of December, A. D., 19 90

Jeffrey Thomas
Notary Public.