

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
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(205) 988-5600  
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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Michelle R. Bisbey  
(Address) Route 2, Box 14  
Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100ths (\$110,000.00) DOLLARS.

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

Robert C. Dean and wife, Lauretta C. Dean

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

Michelle R. Bisbey

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

SHELBY

County, Alabama, to-wit:

A parcel of land in the W 1/2 of the SE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: From the SW corner of the NW 1/4 of SE 1/4, Section 21, run North 03 deg. 37 min. 31 sec. East 1045.17 feet to an iron pin on the South right of way line of County Road No. 435; run thence along said right of way line North 88 deg. 27 min. 41 sec. East 255 feet to an iron pin and the point of beginning of subject lot; from said point, continue said line 354.27 feet to an iron pin (355 deed); thence run South 03 deg. 56 min. 27 sec. West 1023.91 feet to an iron pin; continue said course 525.03 feet (1479.6 feet) to where said line intersects the Northerly right of way line of County Road 61; thence run a chord bearing and distance of South 38 deg. 20 min. 55 sec. West 604.44 feet to a point where said right of way line intersects the East side of Bee's Wax Creek, as the same this day exists; thence run North 03 deg. 37 min. 31 sec. East 1005.99 feet to an iron pin; thence continue said course 1007.84 feet (deed 1854.00) and back to the beginning point; being situated in Shelby County, Alabama.

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

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

92 FEB -7 AM 10:15

JUDGE OF PROBATE

1. Deed Tax	\$ 110.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 116.50

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 3rd day of February, 19 92

(Seal)

Robert C. Dean

(Seal)

(Seal)

Lauretta C. Dean

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

a Notary Public in and for said County.

Robert C. Dean and wife, Lauretta C. Dean

whose name(s) are signed to the foregoing conveyance, and who are ~~xxx~~ 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 3rd day of February, 19 92

10-23-93

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/22/93

Richard D. Mink  
Notary Public