

Send Tax Notice To:

Timothy Dean
5203 Roy Drive
Birmingham, Alabama 35080
PID# 13-5-22-3-001-014-001

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

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Eighty-Three Thousand and 00/100'S * (\$83,000.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Nicholas Jasper and Sally C. Jasper
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Timothy Dean and Ruth Dean
(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:

**See Exhibit "A" attached hereto and made a part hereof for Legal
Description**

\$74700 of the above recited consideration was paid from
the proceeds of a Mortgage Loan of even date executed
simultaneously herewith.

Subject to Ad Valorem Taxes for the year 1992 and
subsequent years, not yet due and payable.

Subject to covenants and restrictions, building and
set back lines, easements and rights of way of record.

Subject to Mineral and Mining Rights of record and all
rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

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
of such survivor 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 in and to the property
described hereinabove shall pass to the surviving GRANTEE, and
if one does not survive not survive the other, then the heirs
and assigns of the GRANTEES herein shall take as tenants in
common.

Inst # 1992-10401

06/05/1992-10401
12:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 20.00

Norton, Beale

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors 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 8th day of May, 1992.



Nicholas Jasper



Sally C. Jasper

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas Jasper and Sally C. Jasper** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of May, 1992.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

C-92302

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
NORTON & BEALS, P.C.
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

EXHIBIT "A" LEGAL DESCRIPTION

A portion of land situated in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 20 South, Range 3 West, and being more particularly described as follows: Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East line of said Section 22 a distance of 1056.0 feet; thence turn left 88 deg. 41 min. 36 sec. and run West a distance of 3304.64 feet; thence turn left 91 deg. 18 min. 36 sec. and run South a distance of 792.0 feet; thence turn left 88 deg. 41 min. 24 sec. and run East a distance of 9.42 feet to the Easterly right of way line of a public road; thence continue East along the last described course a distance of 216.56 feet; thence turn left 91 deg. 18 min. 36 sec. and run North a distance of 213.99 feet; thence turn left 88 deg. 41 min. 24 sec. and run West a distance of 200.66 feet to the Easterly right of way line of the aforementioned public road; thence turn left 83 deg. 16 min. 15 sec. and run Southerly along said right of way line a distance of 59.16 feet to a point of a curve to the left running Southerly, said curve having a radius of 827.10 feet and a central angle of 8 deg. 58 min.; thence continue Southerly along said right of way line an arc distance of 129.44 feet to the point of tangency; thence continue Southerly along said right of way line a distance of 26.02 feet to the point of beginning; being situated in Shelby County, Alabama.

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