

(Name) LARRY DEAN SUZANNE DEAN
2150 BANE BERRY DRIVE
(Address) BIRMINGHAM, AL 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SOUTHBRIDGE PARKWAY SUITE 650
(Address) Birmingham, Alabama 35209
Form TITLE 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, ED GRAY HOMES, INC. and OSER PROPERTIES, INC. both corporations
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

LARRY DEAN and SUZANNE DEAN
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY COUNTY, ALABAMA

LOT 5 , ACCORDING TO THE SURVEY OF OSER'S ADDITION TO RIVERCHASE
AS RECORDED IN MAP BOOK 16 , PAGE 95 , IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Subject to:

Advalorem taxes due and payable October 1, 1993.
Easements, restrictions , covenants and rights of way of record.
Title to all minerals, oil, gas, petroleum and sulphur, together with
all rights incident thereto, as reserved in deed from Wesley W. West,
etal to George W. Young, as recorded in Deed Book 127, Page 140 in said
Probate Office.

Grantors shall pay the tax bill due October 1, 1992, on or before
December 31, 1992.

Construction plans for house to be approved by OSER ADDITION ARCHITECTURAL COMMITTEE
and RIVERCHASE ARCHITECTURAL COMMITTEE.

\$ 121,000.00 of the consideration was paid from the proceeds of a
mortgage loan. Inst # 1992-20708

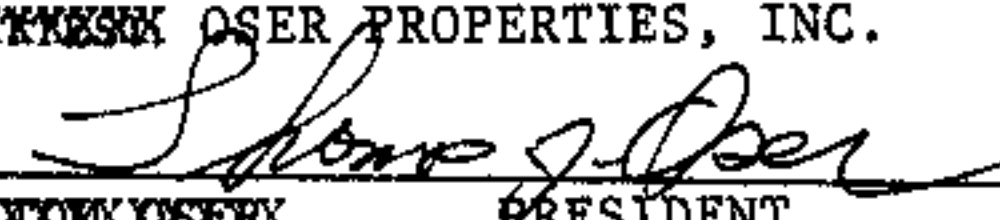
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SHELBY COUNTY JUDGE OF PROBATE
002 HJS 13.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Presidents TOM OSER and ED GRAY
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of SEPTEMBER 1992

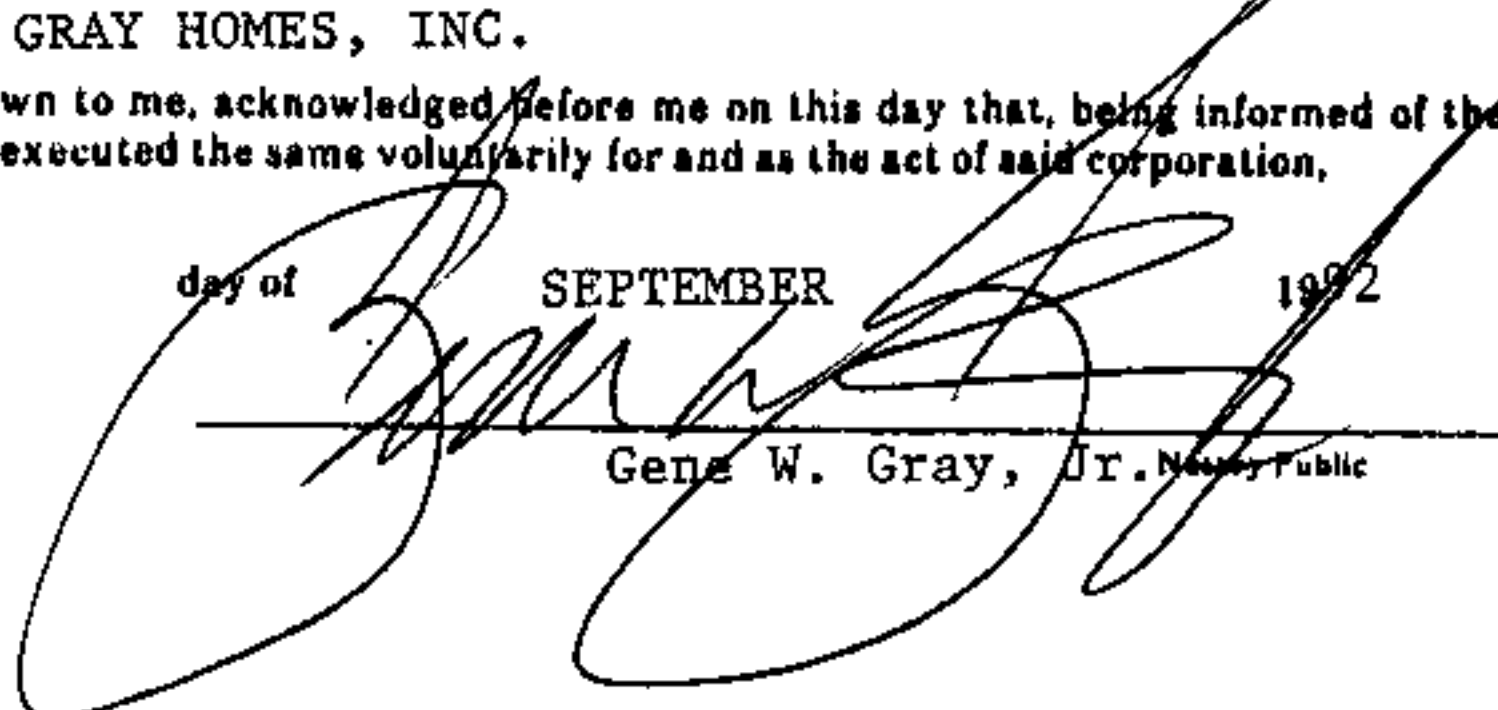
XXXXXX OSER PROPERTIES, INC.

ED GRAY HOMES, INC.

By: 
XXXXXX PRESIDENT XXXXX
THOMAS J. OSER
STATE OF ALABAMA
COUNTY OF JEFFERSON }

By: 
ED GRAY President

I, Gene W. Gray, Jr.
State, hereby certify that ED GRAY
whose name as President of ED GRAY HOMES, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 11th day of SEPTEMBER 1992

Gene W. Gray, Jr. Notary Public

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., a Notary Public, in and for said County, in said State,
hereby certify that THOMAS J. OSER, whose name as PRESIDENT
of OSER PROPERTIES, INC., a corporation, is signed to the foregoing
conveyance/~~instrument~~, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance/~~instrument~~,
he/~~she~~, as such officer and with full authority, executed the same voluntarily for and
as the act of said corporation.

Given under my hand and official seal, this the 11TH day of SEPTEMBER, 1992.



NOTARY PUBLIC

LEGAL DESCRIPTION

INST # 1992-20708
09/21/1992-20708
08:36 am certified
SHELBY COUNTY JUDGE OF PROBATE
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