

This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Afford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
Speir Investments, Inc.
2072 King Charles Court
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **&*Eight Thousand Nine Hundred and No/100 (\$8,900.00)** and the assumption of the below mentioned mortgage & to the undersigned Grantor, (whether one or more) in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Hugh Dean and Denise Moore Dean, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Speir Investments, Inc.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Map and Survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

Subject to that certain mortgage to First Federal of Alabama, F.S.B. recorded in Real Volume 165, Page 884 in the Probate Office of Shelby County, Alabama, which the Grantee herein assumes and agrees to pay according to the terms thereof.

Inst # 1992-20774

09/21/1992-20774
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 15.50

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 or 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 seals(s) this 14th day of September, 1992.


Thomas Hugh Dean


Denise Moore Dean

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas Hugh Dean and Denise Moore Dean, husband and wife** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14TH day of SEPTEMBER, 1992.

Notary Public

My commission expires: 2/23/96

Carley