

This instrument was prepared by

(Name) Jones & Waldrop  
1009 Montgomery Highway  
(Address) Birmingham, Alabama 35216  
319-93

Send Tax Notice To Clarence E. Dean  
Carol Ann Dean  
name  
1564 Panorama Drive  
Birmingham, Al. 35216-3333  
address

Inst # 1993-41293

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty One Thousand and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Terry Myles and wife, Lisa Myles

(herein referred to as grantors) do grant, bargain, sell and convey unto

Clarence E. Dean and Carol Ann Dean

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby County, Alabama to-wit:

See attached Exhibit A for legal description of the property which is incorporated herein for all purposes.

Subject to:

- 1. Taxes for the year 1994 and subsequent years.
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$35,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE  
37.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal(s), this 10th day of December, 1993

WITNESS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

Terry Myles (Seal)  
Lisa Myles (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 Terry Myles and wife, Lisa Myles whose names are signed to the foregoing conveyance, and who are 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 10th day of December, A. D., 1993

Susan C. [Signature]  
Notary Public  
My commission expires: 9-13-96  
PRECISION PRINTING 491-6568 Form 6-8-90

EXHIBIT A

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 2, Township 21 South, Range 3 West; thence run South along the West line of Section 2 a distance of 362.40 feet; thence turn an angle of 83 degrees 13 minutes to the left and run a distance of 646.27 feet; thence turn an angle of 81 degrees 51 minutes to the left and run a distance of 117.85 feet to the point of beginning; thence turn an angle of 9 degrees 16 minutes to the left and run a distance of 80.89 feet; thence turn an angle of 90 degrees 11 minutes to the left and run a distance of 145.00 feet; thence turn an angle of 89 degrees 49 minutes to the left and run a distance of 75 feet; thence turn an angle of 2 degrees 15 minutes to the right and run a distance of 5.00 feet; thence turn an angle of 89 degrees 52 minutes to the left and run a distance of 144.38 feet to the point of beginning.

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