

This instrument was prepared by

(Name) S. W. Smyer, Jr.

(Address) 2118 First Avenue North, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-86

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Five Hundred & 00/100-----(\$18,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert P. Parker, married and S. W. Smyer, Jr., married

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

Herman O. Dean and wife Peggy M. 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:

Lot 3, according to the Survey of Countryside at Chelsea, as recorded in Map Book 9, Page 49, in the Probate Office of Shelby County, Alabama.

This property constitutes no part of the homestead of the grantors, or their respective spouses.

This conveyance is made subject to:

1. 35-foot building set back line from Liberty Road as shown on recorded map of said subdivision.
2. 10-foot utility easement across the East and South sides of said Lot as shown on recorded map of said subdivision.
3. Transmission line permit to Alabama Power Company recorded in Real Book 15, Page 899 in Probate Office.
4. Restrictive covenants and conditions recorded in Real Book 21, Page 332 in Probate Office.

Inst # 1995-16876

06/28/1995-16876
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MEL 27.00

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, together with every contingent remainder and right of reversion.

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 22nd day of June, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(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 Robert P. Parker, a married man and S. W. Smyer, Jr., a married man whose name (s) are signed to the foregoing conveyance, and who 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 22nd day of June A. D., 1995

Manuel Gail Stone
Notary Public.

MY COMMISSION EXPIRES OCTOBER 11, 1998