

STATE OF ALABAMA

SHELBY COUNTY

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Inst # 1997-14364

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Fifty-eight Thousand, Five Hundred and NO/100 (\$158,500.00) Dollars to the undersigned **THOMAS D. DEAN AND WIFE, IRIS E. DEAN**, herein referred to as Grantor, in hand paid by **GLENDA D. MULLENIX AND DEBORAH RUTH MULLENIX**, whose mailing address is 6739 Remington Circle, Hoover, Alabama 35124, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 19 according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159 A & B, in the Probate Office of Shelby County, Alabama.

This property is conveyed subject to the restrictions contained in Misc. Book 31, Page 968; Misc. Book 38, Page 356 and Misc. Book 49, Page 32 as recorded in the office of the Judge of Probate of Shelby County, Alabama.

Deed Reference: Book 320, Page 618

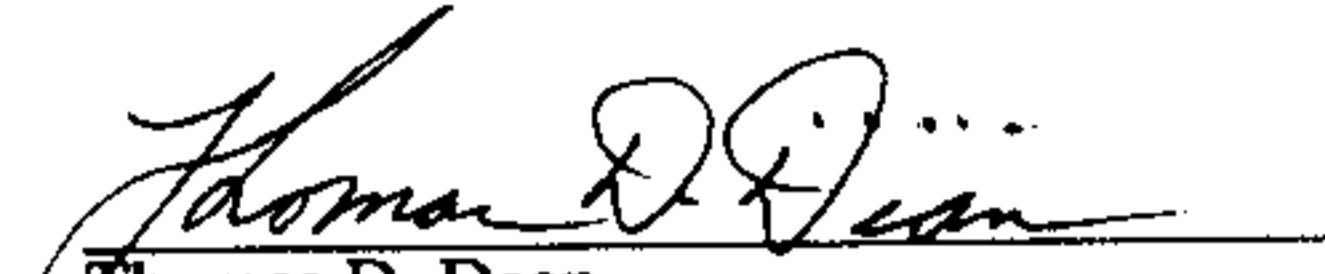
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

05/08/1997-14364
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 30 day of April, 1997.



Thomas D. Dean


Iris E. Dean

STATE OF ALABAMA *
 *
JEFFERSON COUNTY *

I, the undersigned authority in and for said County, in said State, hereby certify that Thomas D. Dean and wife, Iris E. Dean, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of April, 1997.


Notary Public

THIS INSTRUMENT PREPARED BY:
KYLE L. KINNEY
GAINES, WOLTER & KINNEY, P.C.
22 Inverness Center Parkway
Suite 300
Birmingham, Alabama 35242

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