

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:

Benny Wayne Dean, Trustee
3422 Hwy. 31, South
Pelham, AL 35124-2010

STATE OF ALABAMA)
SHELBY COUNTY)

89.500

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, BENNY W. DEAN, and his wife JANET DEAN, (hereafter referred to as the "Grantors"), in hand paid by BENNY WAYNE DEAN, as Trustee of the Benny Wayne Dean Revocable Life Insurance Trust dated January 24, 1997, (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Country Hills Subdivision, Phase One, as recorded in Map Book 11, Page 41, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1998 ad valorem taxes, a lien due and payable October 1, 1998.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

NOTE: One of the Grantors, JANET DEAN, is executing this Statutory Warranty Deed for the sole purpose of complying with homestead laws in the State of Alabama, even though title to the real property described above exists only in the name of Grantor BENNY W. DEAN.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, executor and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantors.

IN WITNESS WHEREOF, the said Grantors have hereto set their respective hands and seals on this the 19th day of March, 1998.

Inst # 1998-12615

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04/08/1998-12615
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 100.50

Inst # 1998-12615

Benny W. Dean (SEAL)
Benny W. Dean

Janet Dean (SEAL)
Janet Dean

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENNY W. DEAN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 19th day of March, 1998.

Barbara Whitsett
NOTARY PUBLIC

My Commission Expires: 10-24-98

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANET DEAN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 19th day of March, 1998.

Barbara Whitsett
NOTARY PUBLIC

My Commission Expires: 10/24/98

This Instrument Prepared By:

Judith F. Todd, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

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