

NOLAN

This instrument prepared by:
Lamar T. Hawkins, Attorney
950 22nd Street North
Suite 632
Birmingham, Al 35203

Send Tax Notice to:
Clarence and Carol Dean
1564 Panorama Dr.
Birmingham, Al. 35216

Inst # 2001-41653

STATE OF ALABAMA,
SHELBY COUNTY

09/26/2001-41653
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 64.00

WARRANTY DEED
Tenants in Common

59000-

Know all persons by these presents, that we, Clarence Dean and Carol Dean, husband and wife, of 1564 Panorama Drive, City of Vestavia Hills, County of Jefferson, State of Alabama, for and in consideration of ten Dollars (\$10.00) and other valuable considerations, the receipt of which is acknowledged, grant, bargain, sell, and convey to Clarence Dean and Carol Dean, of 1564 Panorama Drive, City of Vestavia Hills, County of Jefferson, State of Alabama, the following described property as tenants in common with specific intent to destroy right of survivorship deed recorded March 21, 1991 date in Shelby County, Alabama:

Part of the NE 1/4 of SW 1/4 of Section 17, Township 21 South, Range 2 West and being more particularly described as follows: Commence at the NE corner of said 1/4-1/4 section thence South along the East line of same a distance of 52.28 feet thence 94 degrees 06 minutes to the right in a Westerly direction a distance of 571.05 feet thence 1 degree 36 minutes to the right a distance of 192.78 feet to the Point of Beginning, thence continue along the last named course a distance of 400.84 feet thence 84 degrees 20 minutes to the left in a Southerly direction a distance of 538.54 feet thence 91 degrees 34 minutes to the left in an Easterly direction a distance of 125.20 feet thence 8 degrees 27 minutes to the left a distance of 277.75 feet thence 80 degrees 01 minutes to the left in a Northerly direction a distance of 526.43 feet to the Point of Beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Situated, lying and being in the County of Shelby, State of Alabama.

To have and to hold the described property to grantees, grantee's heirs, and assigns forever. And We, for ourself and our heirs, executors, and administrators, covenant with grantees, grantee's heirs and assigns, that We are lawfully seized in fee simple of the premises; that they are free from all encumbrances; that We have a good right to sell and convey the property; that We will, and our heirs, executors, and administrators shall, warrant and defend it to grantee, grantee's heirs, executors, and assigns forever against the lawful claims of all persons whatsoever.

Given under my hand, on this 13th day of June, 1999.
~~April, 1997.~~

Clarence Dean
Carol Dean

STATE OF ALABAMA
Jefferson COUNTY

I, the _____, a Notary Public in and for said County, in said State, hereby certify that Clarence & Carol Dean whose names are signed to the conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of conveyance they executed the same voluntary on the day the same bears date.

Given under my hand and official seal this 13th day of June A.D.,
~~1997.~~
1999.

[Signature]
Notary Public
My Commission Expires: _____

COMMISSION EXPIRES NOVEMBER 20, 2001

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

NOLEN

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This instrument was prepared by:

(Name) MASON & FITZPATRICK, P.C.
(Address) 100 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:

(Name) Mr. Clarence E. Dean
(Address) Route 4, Box 872
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$19,972.55)

That in consideration of NINETEEN THOUSAND NINE HUNDRED SEVENTY TWO AND 55/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James E. Mitchell and wife, Sandra Gale Mitchell

(herein referred to as grantors) do grant, bargain, sell and convey unto Clarence E. Dean and wife, Carol Ann 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, the following described real estate situated in Shelby County,

Alabama to-wit: NE 1/4 of SW 1/4 of Section 17, Township 21 South, Range 2 West and being more particularly described as follows:

Commence at the NE corner of said 1/4-1/4 section thence South along the East line of same a distance of 52.28 feet thence 94 degrees 06 minutes to the right in a Westerly direction a distance of 571.05 feet thence 1 degree 36 minutes to the right a distance of 192.78 feet to the Point of Beginning, thence continue along the last named course a distance of 400.84 feet thence 84 degrees 20 minutes to the left in a Southerly direction a distance of 538.54 feet thence 91 degrees 34 minutes to the left in an Easterly direction a distance of 125.20 feet thence 8 degrees 27 minutes to the left a distance of 277.75 feet thence 80 degrees 01 minutes to the left in a Northerly direction a distance of 526.43 feet to the Point of Beginning.

Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY JAMES E. MITCHELL AND WIFE, WANDA MITCHELL AND DELIVERED TO UNITED FEDERAL SAVINGS & LOAN ASSOCIATION IN THE AMOUNT OF \$ 27,600.00 DATED 7/13/79, AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN BOOK 393 PAGE 858, IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT

NOT LIMITED TO, THE OBLIGATION TO REPAY THE DEBT. James E. Mitchell, is the surviving Grantee of that certain deed as recorded in Deed Book 320, Page 619, the other Grantee, Wanda Mitchell, having died on or about the 14th day of January, 1988.

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 for such survivor forever.

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 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 19th day of March, 19 91.

WITNESS

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR 21 AM 11:23

Deed Tax
Recording Fee
Indexing Fee
Total

James E. Mitchell

(Seal)

Sandra Gale Mitchell

(Seal)

Sandra Gale Mitchell

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

the undersigned _____, a Notary Public in and for said County, in said State,

do hereby certify that James E. Mitchell and wife, Sandra Gale Mitchell 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 19th day of March A.D., 19 91

10-23-93

My Commission Expires:

Richard D. Smith

Notary Public