THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 GRANTEE'S ADDRESS: Jason A. Dean 1910 Seattle Slew Drive Helena, Alabama 35080

STATE OF ALABAMA

CORPORATION

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty-Three Thousand One Hundred Seventy-Eight and 04/100 (\$163,178.04) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brantley Homes, Inc, a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jason A. Dean, a single individual,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

GENERAL WARRANTY DEED

Lot 35-A, according to A Resurvey of Lots 35 and 36 Dearing Downs 11th Addition, as recorded in Map Book 17, Page 98, in the Probate Office of Shelby County, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$146,860.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Rhonda Brantley who is authorized to execute this conveyance, hereto set her signature and seal this the 18th day of December, 2001.

Brantley Homes, Inc.

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By: Rhonda Brantley, Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda Brantley, whose name as Vice President of Brantley Homes, Inc, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, Lhayer hereunto set my hand and seal this the 18th day of December, 2001.

NOTARY PUBLIC

COURTNEY H. MASON, JR.
- Y COMMISSION EXPIRES MARCH 5, 2007

My Commission Expires:

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Inst # 2001-55989

12/20/2001-55989
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
27.50