

384,900⁰⁰

02-0333

SEND TAX NOTICE TO: G. Remington Dean and Judy B. Dean
261 Twin Oaks Way
Chelsea, Alabama 35043

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$500.00 to the undersigned grantor, **YELLOWLEAF ESTATES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **G. REMINGTON DEAN and JUDY B. 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 the County of SHELBY, and State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

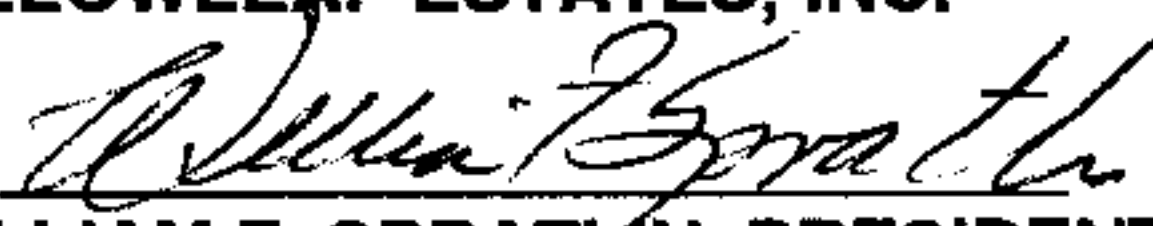
RESTRICTIVE COVENANTS OF YELLOWLEAF SUBDIVISION DO NOT APPLY TO THIS TRACT NOR WILL THIS TRACT PARTICIPATE IN ANY HOMEOWNERS ASSOCIATION OF YELLOWLEAF SUBDIVISION.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said Grantor, by WILLIAM F. SPRATLIN, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April, 2002.

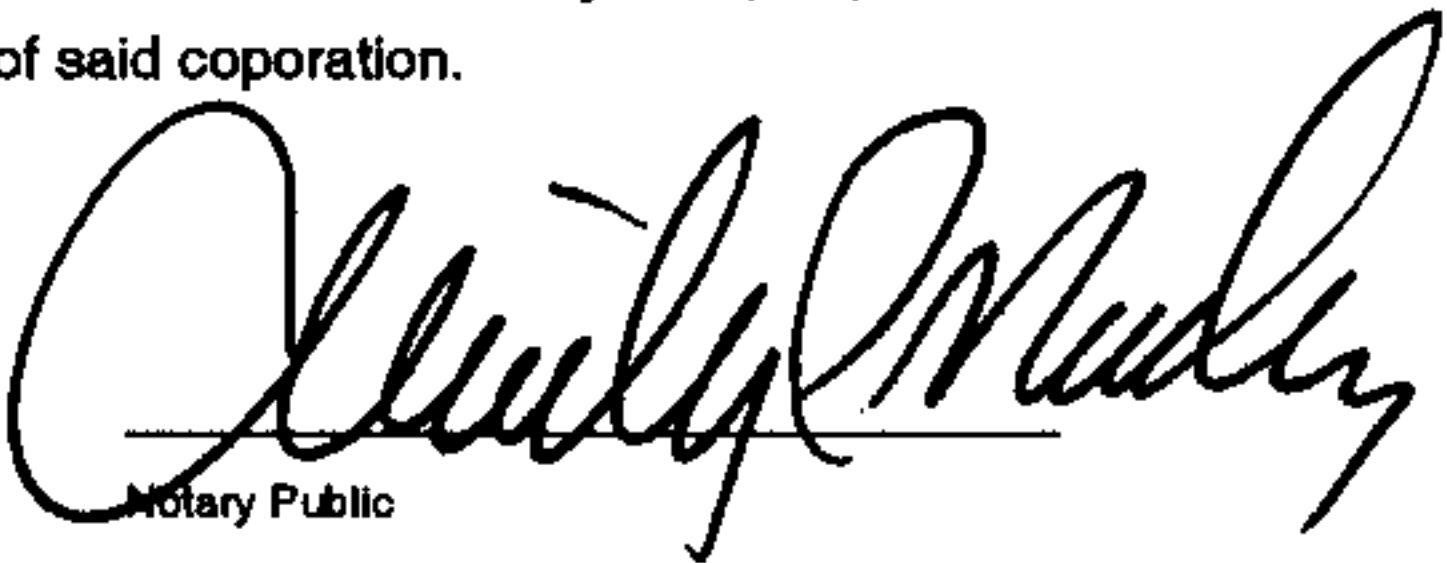
ATTEST:

YELLOWLEAF ESTATES, INC.
BY: 
WILLIAM F. SPRATLIN, PRESIDENT

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **WILLIAM F. SPRATLIN** whose name as **PRESIDENT** of **YELLOWLEAF ESTATES, 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 coporation.

Given under my hand the 17th day of April, 2002.


Notary Public
My Commission Expires: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE, 630
BIRMINGHAM, ALABAMA 35243

MY COMMISSION EXPIRES OCTOBER 27, 2005

04/19/2002-18309
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMH 99.00

Inst # 2002-18309

EXHIBIT "A"

A parcel of land situated in the Northwest quarter of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2-inch open-top iron found locally accepted to be the Northwest corner of said quarter-quarter section, thence run East along the North line of said quarter-quarter section for a distance of 1,325.55 feet to the Northeast corner of said quarter-quarter section, thence turn an angle to the right of 91 degrees, 36' 16" and run in a Southerly direction along the East line of said quarter-quarter section for a distance of 71.55 feet to the point of beginning, thence continue along last stated course for a distance of 557.77 feet to a ½-inch rebar found, thence turn an angle to the right of 0 deg. 16' 42" and run in a Southerly direction for a distance of 232.18 feet to an iron pin found at the Northeast corner of Lot 2 in Yellowleaf Ridge Estates, 1st Addition, as recorded in Map Book 20 on Page 104 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 59 deg. 35' 45" and run in a Southwesterly direction along the Northwest line of said Lot 2 for a distance of 398.70 feet to an iron pin found; thence turn an angle to the left of 14 deg. 32' 09" and run in a Southwesterly direction along the Northwest line of said Lot 2 and also along the Northwest line of Lot 1 in said Yellowleaf Ridge Estates, 1st Addition for a distance of 390.90 feet to an iron pin found; thence turn an angle to the left of 06 deg. 55' 34" and run in a Southwesterly direction along the Northwest line of Lots 13, 14 and 15 in Yellowleaf Ridge Estates, as recorded in Map Book 18 on Page 127 in the Office of the Judge of Probate of Shelby County, Alabama for a distance of 429.94 feet to an iron pin found, thence turn an angle to the left of 68 deg. 09' 57" and run in a Southeasterly direction along the Southwest line of said Lot 15 for a distance of 25.50 feet to an iron pin found at the Northeast corner of Lot 28 in said Yellowleaf Ridge Estates, thence turn an angle to the right of 89 degrees 59' 49" and run in a Southwesterly direction along the Northwest line of said Lot 28 for a distance of 123.85 feet to an iron pin found at the Southeast corner of Lot 254 in Yellowleaf Ridge Estates, 2nd Sector, as recorded in Map Book 21 on Page 93A, B & C in the Office of the Judge of Probate of Shelby County, Alabama, thence turn an angle to the right of 122 degrees, 35' 01" and run in a Northeasterly direction along the Southeast line of said Lot 254 for a distance of 213.10 feet to an iron pin found at the Southeast corner of Lot 253 in said Yellowleaf Ridge Estates, 2nd Sector, thence turn an angle to the right of 33 degrees, 28' 30" and run in a Northeasterly direction along the Southeast line of said Lot 253 and also along the Southeast line of Lot 252 in said Yellowleaf Ridge Estates, 2nd Sector for a distance of 247.41 feet to an iron pin found at the Northeast corner of said Lot 252, thence turn an angle to the left of 126 degrees, 04' 40" and run in a Westerly direction along the North line of said Lot 252 for a distance of 270.68 feet to an iron pin found at the Northwest corner of said Lot 252 and also on the East right-of-way line of Sweetgum Drive in said Yellowleaf Ridge Estates, 2nd Sector, thence turn an angle to the right of 89 degrees, 58' 01" and run in a Northerly direction along said East right-of-way line for a distance of 325.99 feet to a point on a curve to the left, having a central angle of 03 deg. 56' 22" and a radius of 597.03 feet, thence run in a Northerly direction along the arc of said curve and also along said East right-of-way line for a distance of 41.05 feet to a punch mark found at the Southwest corner of Lot 248 in said Yellowleaf Ridge Estates, 2nd Sector; thence turn an angle from the chord of last stated curve to the right of 88 deg. 03' 14" and run in a Northeasterly direction along the Southeast line of said Lot 248 for a distance of 101.49 feet to an iron pin found, thence turn an angle to the left of 75 deg. 49' 46" and run in a Northeasterly direction along the Southeast line of said Lot 248 for a distance of 126.79 feet to an iron pin found, thence turn an angle to the left of 22 degrees, 19' 05" and run in a Northwesterly direction along the Northeast line of said Lot 248 for a distance of 69.27 feet to an iron pin found, thence turn an angle to the right of 71 degrees, 02' 32" and run in a Northeasterly direction for a distance of 95.05 feet to an iron pin set, thence turn an angle to the left of 04 degrees, 19' 14" and run in a Northeasterly direction for a distance of 190.91 feet to an iron pin set, thence turn to an angle to the right of 01 deg. 41' 27" and run in a Northeasterly direction for a distance of 167.30 feet to an iron pin set, thence turn an angle to the left of 01 degrees, 58' 08" and run in a Northeasterly direction for a distance of 178.84 feet to an iron pin set; thence turn an angle to the right of 03 degrees, 42' 32" and run in a Northeasterly direction for a distance of 133.97 feet to an iron pin set, thence turn an angle to the left of 05 degrees, 54' 56" and run in a Northeasterly direction for a distance of 171.33 feet to an iron pin set, thence turn an angle to the left of 01 degrees, 25' 38" and run in a Northeasterly direction for a distance of 279.80 feet to the point of beginning, said parcel containing 18.91 acres, more or less.

Inst # 2002-18309

04/19/2002-18309
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MHN 99.00