

Send tax notice to:
Clarence E. Dean
Carol A. Dean
190 Nolen Lane
Alabaster, Alabama 35007

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
✓ 1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20030303000125620 Pg 1/3 334.50
Shelby Cnty Judge of Probate, AL
03/03/2003 10:35:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventeen Thousand Five Hundred and no/100 Dollars (\$317,500.00), in hand paid to the undersigned, Thomas M. Underhill and wife, Mary H. Underhill, (hereinafter referred to as the "Grantor") by Clarence E. Dean and wife, Carol A. Dean, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

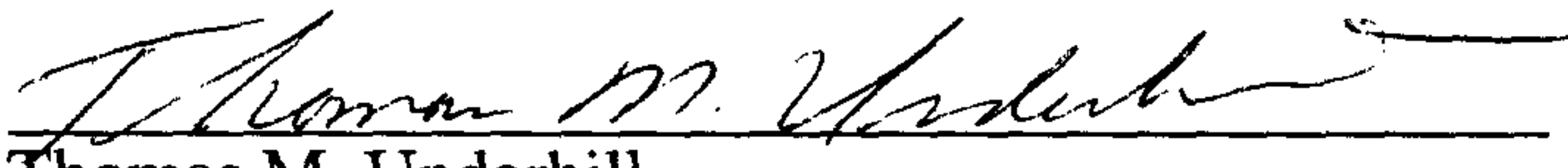
SUBJECT TO:

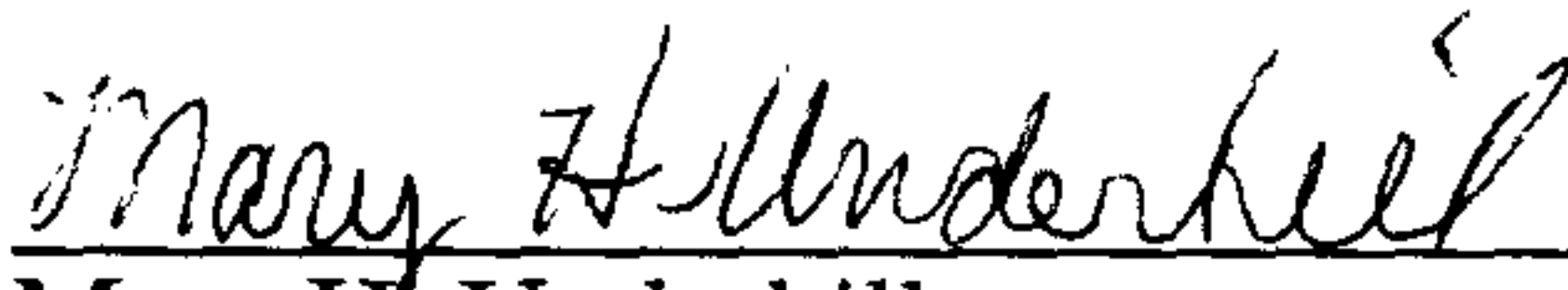
1. Ad valorem taxes due and payable October 1, 2003.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13th day of February, 2003.


Thomas M. Underhill


Mary H. Underhill

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas M. Underhill and wife, Mary H. Underhill, 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 the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February, 2003.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-23-04

LEGAL DESCRIPTION:

20030303000125620 Pg 3/3 334.50
 Shelby Cnty Judge of Probate, AL
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PARCEL I:

A parcel of land described more particularly as follows: Commence at the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 86 deg. 32 min. East and parallel to the North quarter line a distance of 859.4 feet to the point of beginning; thence continue last course a distance of 575.1 feet; thence run South 06 deg. 23 min. West a distance of 341.7 feet; thence run South 08 deg. 37 min. West a distance of 177.1 feet; thence run South 74 deg. 57 min. West a distance of 290.8 feet; thence run South 80 deg. 06 min. West a distance of 115.3 feet; thence run North 26 deg. 46 min. West a distance of 182.4 feet; thence run West 86.2 feet; thence run North 06 deg. 18 min. East a distance of 484.9 feet to the point of beginning.

According to Survey of Amos Cory, R.L.S. #10550, dated July 30, 1976.

PARCEL II:

A lot or parcel of land located in the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the SW 1/4 of said Section 17, thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 86 deg. 32 min. East a distance of 859.4 feet; thence run South 06 deg. 18 min. West a distance of 484.9 feet to the point of beginning; thence run East 86.2 feet; thence run South 26 deg. 46 min. East a distance of 182.4 feet; thence run South 80 deg. 06 min. West a distance of 105.6 feet; thence run North 19 deg. 33 min. 40 sec. West a distance of 192.1 feet to the point of beginning.

According to Survey of Amos Cory, R.L.S. #10550, dated April 27, 1979.

PARCEL III:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 17; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 86 deg. 32 min. East a distance of 859.4 feet; thence run South 06 deg. 18 min. West a distance of 484.9 feet to the point of beginning; thence run South 19 deg. 33 min. 40 sec. East a distance of 192.1 feet to a fence; thence run South 82 deg. 34 min. 22 sec. West a distance of 270.2 feet along said fence; thence run North 02 deg. 27 min. 50 sec. East along a fence a distance of 216.2 feet; thence continue last course a distance of 38.0 feet across a chert road to a fence; thence run South 75 deg. 04 min. 12 sec. East along said fence a distance of 147.67 feet; thence run East along said fence a distance of 50.0 feet to the point of beginning.

According to Survey of Amos Cory, R.L.S. #10550, dated April 13, 1981.

PARCEL IV:

A non-exclusive easement appurtenant for ingress, egress and utilities 20-feet wide, 10-feet on each side of the following described centerline: Commence at the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 01 deg. 20 min. East a distance of 245.31 feet; thence run South 06 deg. 41 min. West a distance of 114.35 feet; thence run South 00 deg. 07 min. West a distance of 181.15 feet; thence run South 04 deg. 10 min. West a distance of 165.20 feet to a point on the Northeasterly right-of-way of U. S. Highway #31; thence run South 38 deg. 52 min. East along the right-of-way of U. S. Highway #31 a distance of 24.2 feet to the centerline of an existing chert road and the point of beginning; thence run North 45 deg. 20 min. East a distance of 60.0 feet; thence run North 51 deg. 38 min. East a distance of 60.0 feet; thence run North 56 deg. 43 min. East a distance of 60.0 feet; thence run North 61 deg. 10 min. East a distance of 57.0 feet; thence run North 80 deg. 06 min. East a distance of 432.4 feet; thence run East a distance of 194.3 feet; thence run North 80 deg. 09 min. East a distance of 87.5 feet; thence run North 85 deg. 30 min. East a distance of 89.3 feet; thence run South 82 deg. 12 min. East a distance of 51.4 feet to the end of said centerline.

According to survey of Amos Cory, R.L.S. #10550, dated September 19, 1983.