

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
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Send Tax Notice To:
Leon C. Dean, Jr.
2315 Lime Rock Road
Vestavia Hills, AL 35216



20031222000819750 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
12/22/2003 09:43:00 FILED/CERTIFIED

WARRANTY DEED

\$10,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LEON C. DEAN, JR., TRUSTEE, UNDER THE DEAN LIVING TRUST, DATED APRIL 23, 2001

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

LEON C. DEAN, JR., TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE DEAN FAMILY TRUST
UNDER THE DEAN LIVING TRUST, DATED APRIL 23, 2001, AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), an undivided one-half (1/2) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Parkside, as recorded in Map Book 7, page 136, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

Leon C. Dean, Jr. is the surviving Trustee listed in that certain warranty deed dated April 23, 2001 and recorded at Instrument Number 2001, Page 16293. The other Trustee, Peggy D. Dean, is deceased having died on or about February 5, 2003. A copy of the death certificate is attached.

The purpose of this deed is to convey an undivided one-half interest to Leon C. Dean, Jr., Trustee, or his successors in Trust, under the Dean Family Trust under the Dean Living Trust, dated April 23, 2001 and any amendments thereto. The other undivided one-half interest continues to be owned by Leon C. Dean, Jr., Trustee, under the Dean Living Trust, dated April 23, 2001 and any amendments thereto. The Dean Family Trust and the Dean Living Trust own the property as tenants-in-common.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16 day of Dec., 2003.

Leon C. Dean, Jr., Trustee of the Dean Living Trust,
dated April 23, 2001

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Leon C. Dean, Jr., Trustee of the Dean Living Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 16 day of Dec., 2003.

Notary Public
My Commission Expires: 10/8/2006

This is a true and exact copy of the record on file with
the Jefferson County Department of Health.

Deborah M. Intyre
Signature of Local or Deputy Registrar

February 20, 2003

Date of Issue

20031222000819750 Pg 2/2 24.00
Shelby Cnty Judge of Probate, AL
12/22/2003 09:43:00 FILED/CERTIFIEDALABAMA
CERTIFICATE OF DEATHCounty
File
Number —

State File Number 101

1. DECEASED—NAME First Middle Last (Type last name all capitals) Peggy Ann DEAN			2. DATE OF DEATH (Month, Day, Year) February 5, 2003		3. COUNTY OF DEATH Jefferson	
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Vestavia Hills 35216			5. INSIDE CITY LIMITS (Specify Yes or No) Yes		6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number) 2315 Lime Rock Road (Residence)	
7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, DOA)			8. OF HISPANIC ORIGIN (Specify Yes or No) If Yes, Specify Cuban, Mexican, Puerto Rican, etc. No		9. RACE—(Specify American Indian, Black, White, etc.) White	
10. SEX Female			11. AGE 70 YRS.		12. UNDER 1 YEAR MOS. DAYS HOURS MINS.	
13. DATE OF BIRTH (Month, Day, Year) June 8, 1932			14. DECEASED'S SOCIAL SECURITY NUMBER		15. EDUCATION (Specify ONLY highest grade completed below) Elementary or High School (0-12) College (1-4 or 5+) 4	
16. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) Married			17. SURVIVING SPOUSE (If wife, give maiden name) Leon C. Dean, Jr.		18. Was Decedent ever in Armed Forces (Specify Yes or No) NO	
19. STATE OF BIRTH (If not in USA, name country) Alabama			20. RESIDENCE—STATE Alabama		21. COUNTY Jefferson	
22. CITY, TOWN, OR LOCATION AND ZIP CODE Vestavia Hills 35216			23. INSIDE CITY LIMITS (Specify Yes or No) Yes		24. STREET AND NUMBER 2315 Lime Rock Road	
25. INFORMANT—Name and Address Leon C. Dean, Jr. 2315 Lime Rock Road Vestavia Hills, AL.			26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) Secretary		27. KIND OF BUSINESS OR INDUSTRY Civil Service	
28. FATHER—NAME First Middle Last Cicero W. Davis			29. MAIDEN NAME OF MOTHER—First Middle Last Maude Bruce		30. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Hospital Disposal, Other) Burial	
31. DATE OF DISPOSITION (Month, Day, Year) Feb. 6, 2003			32. CEMETERY OR CREMATORY—Name Kilpatrick Cemetery		33. LOCATION—(City or Town—State) Albertville, Alabama	
34. FUNERAL HOME—Name and Address Albertville Memorial Chapel 5011 Hwy. 431 S. Albertville, Alabama 35950			35. FUNERAL DIRECTOR—Signature <i>Wayne B. Baker</i>		36. DATE SIGNED BY FUNERAL DIRECTOR Feb. 6, 2003	
37. <input checked="" type="checkbox"/> Certifying Physician (Physician certifying cause of death) "To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated." — Medical Examiner — Coroner "On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place, and due to the cause(s) and manner stated." Signature: <i>Brian Adler</i>			38. DATE SIGNED (Month, Day, Year) 02/17/2003		39. TIME AND DATE OF DEATH 02/05/2003	
40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only)			41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 48) Brian Adler, MD		42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 48) 1900 University Ave 533 THF Birmingham, AL 35294-0006	
43. CERTIFIER LICENSE NUMBER 13969			44. REGISTRAR—Signature <i>Sherry L. Myer</i>		45. DATE FILED (Month, Day, Year) February 19, 2003	

MEDICAL CERTIFICATION

46. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. <u>Non-small cell lung cancer</u> DUE TO (OR AS A CONSEQUENCE OF):			APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH months	
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST b. DUE TO (OR AS A CONSEQUENCE OF):				
c. DUE TO (OR AS A CONSEQUENCE OF):				
d. DUE TO (OR AS A CONSEQUENCE OF):				
47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.			48. WAS THERE A PREGNANCY IN LAST 42 DAYS? (Specify Yes, No, or Unk.) No	
49. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause) Natural Cause			50. AUTOPSY (Specify Yes or No) No	
51. If yes, were findings considered in determining cause of death? (Specify Yes or No)			52. HOW INJURY OCCURRED (Enter nature of injury in Item 46, Part I or Item 47, Part II)	
53. DATE OF INJURY (Month, Day, Year)			54. HOUR OF INJURY M.	
55. INJURY AT WORK (Specify Yes or No)			56. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)	
57. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)				