



20040625000349490 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
06/25/2004 14:03:00 FILED/CERTIFIED

This instrument was prepared by:
Yellowleaf Creek Estates, Inc.
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEY BY THESE PRESENTS, That in consideration of **FIFTY THOUSAND AND NO/100 (\$50,000.00)**, to the undersigned grantor, **YELLOWLEAF CREEK ESTATES, L.L.C.**, an Alabama Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, convey, unto **G. REMNGTON DEAN and JUDY B. DEAN** (Herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama.

Lot 13, Lot 14 and Lot 15, according to the Survey of **YELLOWLEAF CREEK ESTATES, L.L.C.** as recorded in Map Book 18, Page 127 in the Office of the Judge of Probate in Shelby County, Alabama, being situated in Shelby County Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I/we do nor myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same as GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, Donald M. Acton, who is authorized to execute the conveyance, has hereto set his signature and seal, this 18th day of MAY, 200 4.

YELLOWLEAF CREEK ESTATES, L.L.C.
An Alabama Limited Liability Company

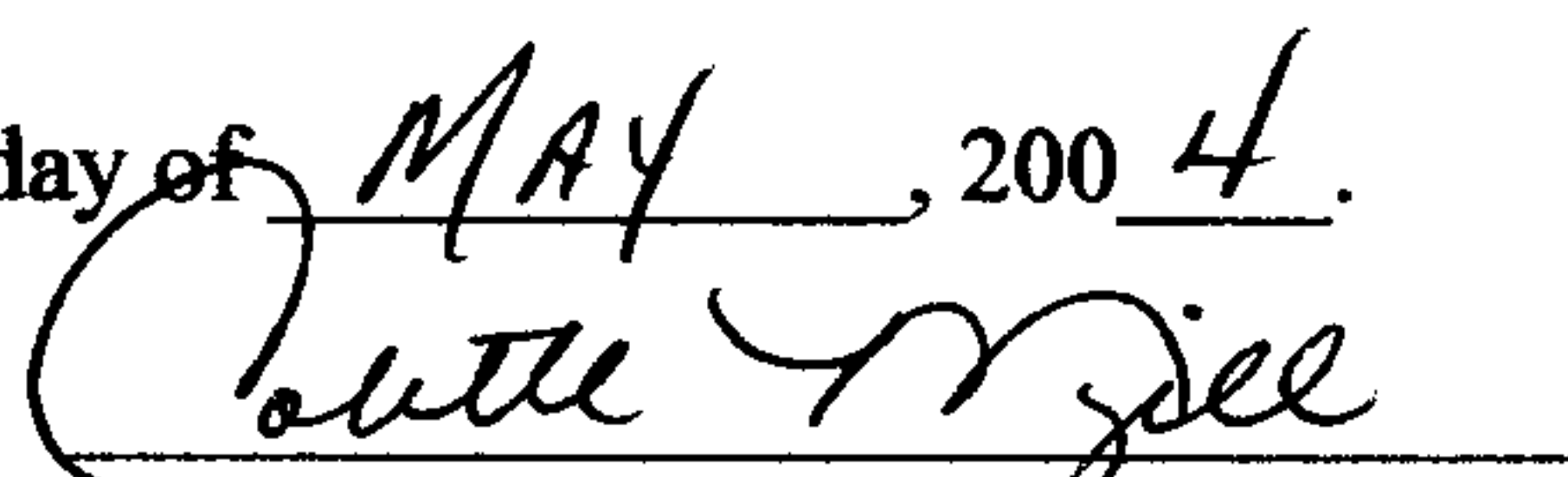
By: 
Donald M. Acton
It's Managing Member

ATTEST:

STATE OF ALABAMA}
COUNTY OF SHELBY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald M. Acton, whose name as its managing member of **YELLOWLEAF CREEK ESTATES, L.L.C.**, an Alabama Limited Liability Company, has 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 Limited Liability Company.

Given under my hand and official seal this 18 day of MAY, 200 4.


Notary Public

My commission expires 3/20/07

Frontier Bank