


This instrument was prepared by:
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WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253


20041222000698840 Pg 1/2 48.00
Shelby Cnty Judge of Probate, AL
12/22/2004 14:31:00 FILED/CERTIFIED

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Eight and Five Hundred Dollars and No 00/100[\$168,500.00], paid by **Mortgage** in the amount of One Hundred Thirty Four Thousand and Eight Hundred Dollars and No 00/100 filed at the same time as this deed, to the undersigned grantor, **Stewart Howard Dean and Treva Hodges Dean, A Married Couple**, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto **Janson C. Edmondson and Angela L. Edmondson, A Married Couple**, (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 in SHELBY County.

Lot 108, according to the Survey of Stagecoach Trace Sector 1, as recorded in Map Book 25, Page 24 A, B & C, in the Probate Office of Shelby County, Alabama.

Situated in SHELBY County, Alabama.

Subject To:

1. Easements as shown by recorded Plat, including a 7.5 foot easement on the Northerly side of lot.
2. Building setback line, as shown by restrictive covenants recorded as Instrument 1999-4656.
3. Restrictions, covenants and conditions, as setforth in Instrument(s) recorded in Deed 1998-31624 and Instrument 123, page 430.
4. Transmission Line Permit(s) to Alabama Power Company, as show by Instrument(s) recorded in Deed 11, page 458, and Deed 123, page 430 and Deed 217, Page 752.
5. Restrictions, limitations and conditions, as setforth in Map Book 25, page 24 A, B & C.
6. The subdivision shown herein, including lots and streets, lies in an area where natural lime sinks have occurred. Birmingham Title Services Corporation and Stewart Guaranty Title Company make no representations whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever, as shown by Map Book 24 A, B & C.

7. Release of Damages, as set forth in Instrument 1999-7369.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 17th day of December, 2004.

Witness

Stewart Howard Dean
Stewart Howard Dean

Witness

Treva Hodges Dean
Treva Hodges Dean

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stewart Howard Dean and Treva Hodges Dean, a married couple, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 17th day of December, 2004.

My Commission Expires

3-31-2004

[Signature]
Notary Public

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