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20060913000452940 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 09/13/2006 08:36:53AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

AMY BROWN 5026 MARK TRAIL BIRMINGAHM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY TWO THOUSAND DOLLARS 00/100 (\$252,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, ROBERT WALTER DEAN and GRETCHEN B. DEAN husband and wife as GRANTORS) do grant, bargain, sell and convey unto AMY BROWN and RODNEY BROWN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 58, according to the Survey of Southern Pines, Third Sector, as recorded in Map Book 7, Page 162, in the Probate Office of Shelby County, Alabama.

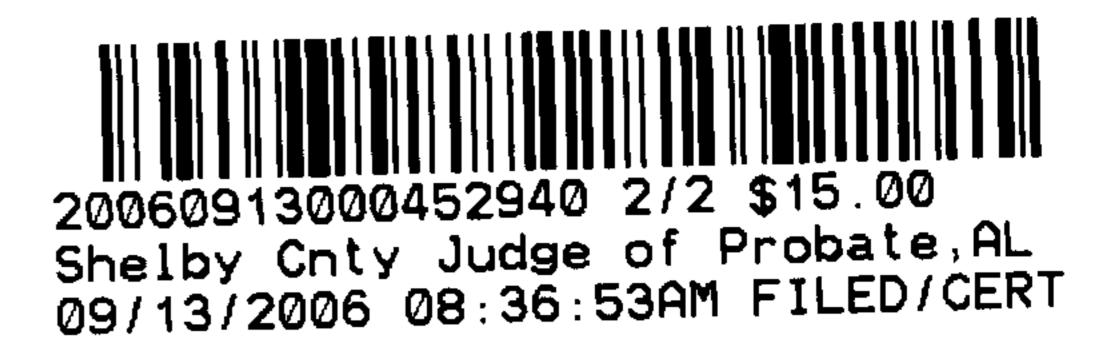
SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. BUILDING SETBACK LINE OF 40 FEET AS RECORDED IN MAP BOOK 7, PAGE 162.
- 3. 20 FOOT EASEMENT ALONG SOUTH LOT LINE AS PER PLAT.
- 4. 18" PIPE ON SOUTH LOT LINE AS PER PLAT.
- 5. 20 FOOT EASEMENT ALONG WEST LOT LINE AS PER PLAT.
- 6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 304, PAGE 592 AND MISC. BOOK 32, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL AS SET FORTH IN DEED BOOK 320, PAGE 926.

\$201,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$50,400.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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 said GRANTEES, his, her, or 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT WALTER DEAN and GRETCHEN B. DEAN, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 2006.

ROBERT WALTER DEAN

GRETCHEN B. DEAN

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT WALTER DEAN and GRETCHEN B. DEAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of August, 2006.

Notary Public

My commission expires:

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