

20080512000191960 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/12/2008 09:44:52AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Phillip and Melodie Dean
175 Hackberry Circle
Chelsea, AL 35043

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred and Seventy Thousand Dollars and no/100 (**\$270,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **THOMAS F. REGAN, III AND ANNE J. REGAN, a married couple**, grant, bargain, sell and convey unto Phillip A. Dean and Melodie J. Dean, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 513, according to the Survey of Yellowleaf Ridge Estates, 5th Sector, as recorded in Map Book 25, Page 132, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

(\$265,828.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed 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.

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

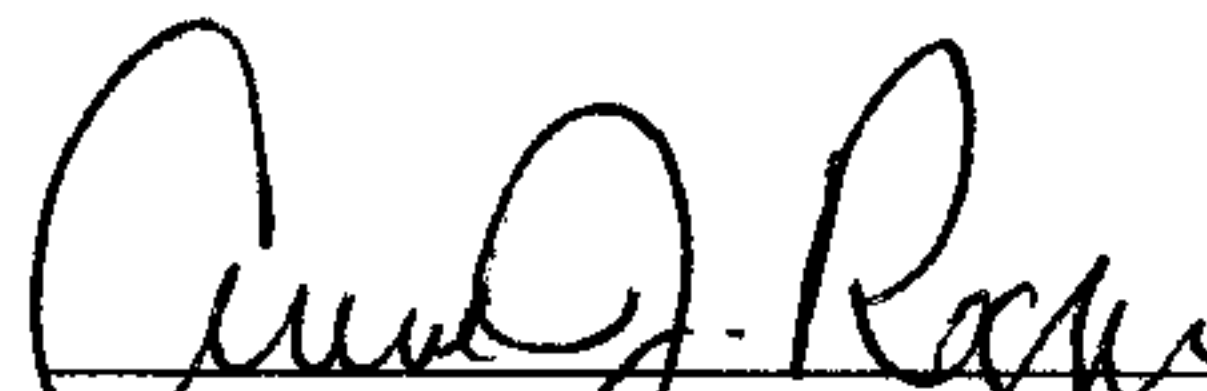
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/12/2008
State of Alabama

Deed Tax: \$4.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May, 2008.

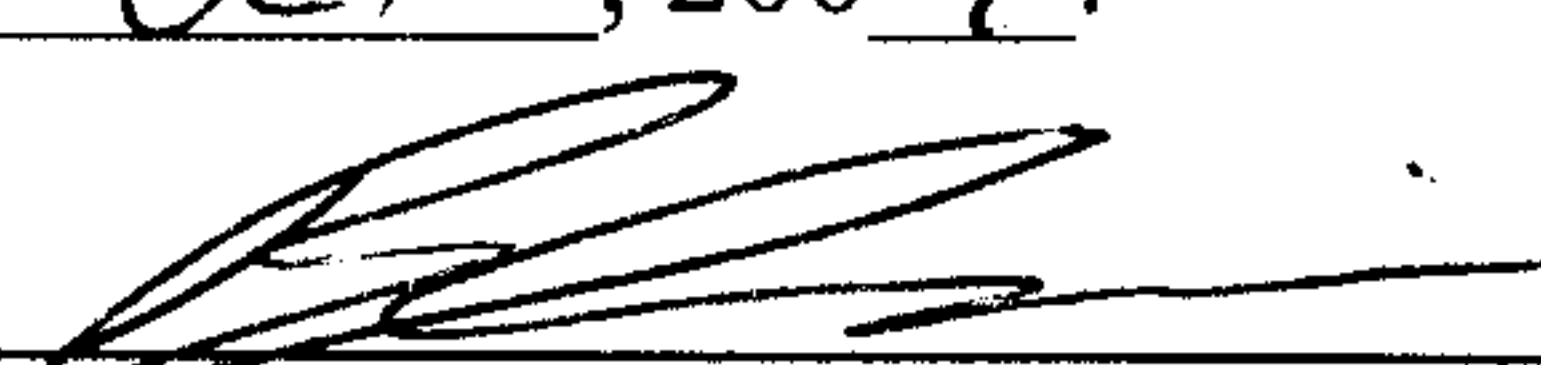

THOMAS F. REGAN, III


ANNE J. REGAN

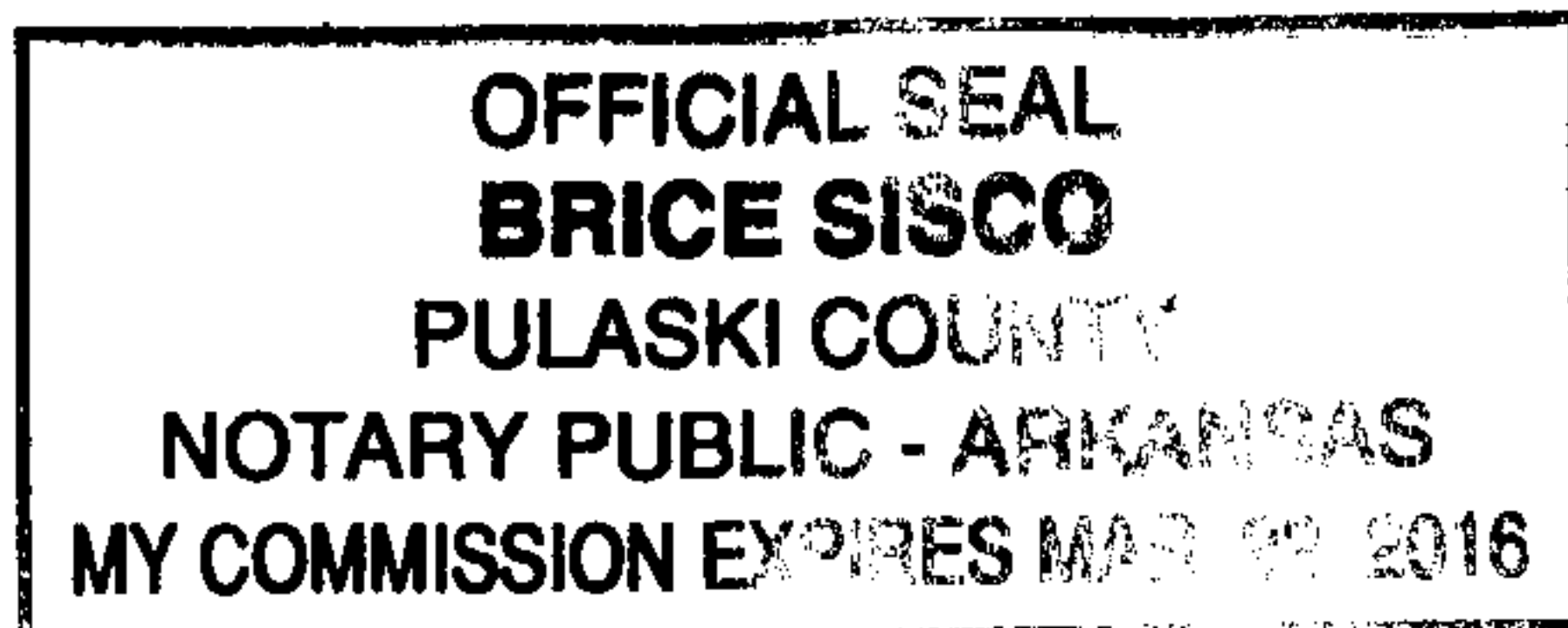
STATE OF Arkansas
COUNTY OF Pulaski

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas F. Regan, III**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of Oct, 2007.


Notary Public

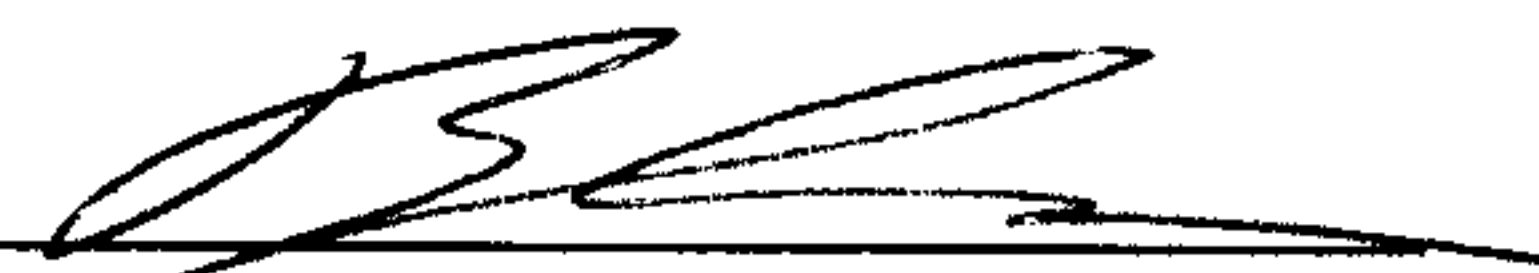
My Commission Expires: March 22, 2016



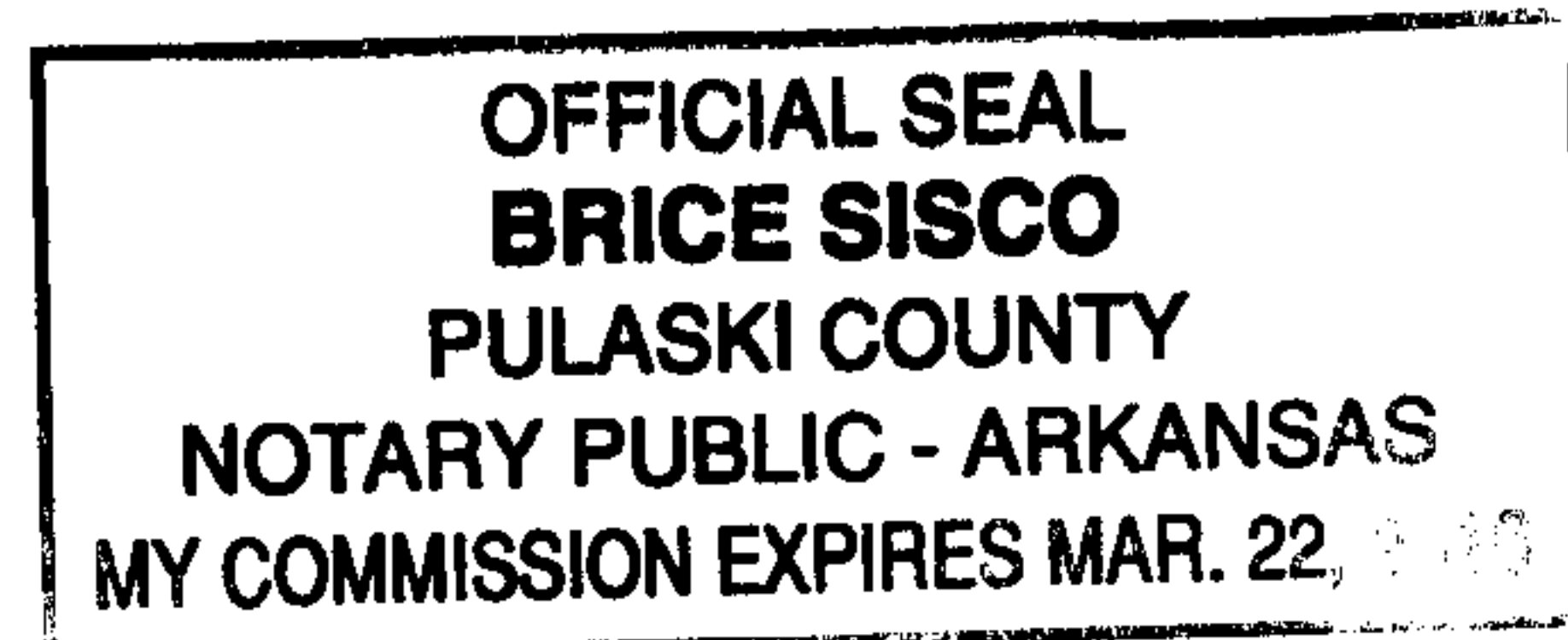
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