


THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Birmingham, Alabama 35243


20120523000182840 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
05/23/2012 10:45:19 AM FILED/CERT

SEND TAX NOTICE TO:
Christopher P. Dean
5283 Birdsong Road
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **One Hundred Ninety-Eight Thousand Four Hundred and 00/100 Dollars (\$198,400.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Thomas C. Phelps, III and Lauren S. Phelps, Husband and Wife

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Christopher P. Dean and Kristen S. Dean

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby** County, Alabama, to-wit:

Lot 54, according to the Survey of Sunny Meadows Second Sector, as recorded in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

\$192,448.00 of the consideration was paid from a mortgage loan 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 11th day of May, 2012.



Thomas C. Phelps, III




Lauren S. Phelps

Shelby County, AL 05/23/2012
State of Alabama
Deed Tax: \$6.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas C. Phelps, III and Lauren S. Phelps whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2012.



R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2015



12-0414