


STATE OF ALABAMA           §  
   §  
SHELBY COUNTY             §

  
20150914000320000 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
09/14/2015 09:41:35 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Sixty Five Thousand and NO/100 (\$65,000.00) Dollars to the undersigned **GARY PITT DEAN, A MARRIED MAN, WHOSE MAILING ADDRESS IS 150 WEATHERTON TRAIL, HARPERSVILLE, ALABAMA 35078**, herein referred to as Grantor, in hand paid by **JOHN DAVID ELLISON, JR. AND WIFE, LISA T. ELLISON, WHOSE MAILING ADDRESS IS 800 N RIVER DRIVE, SHELBY, ALABAMA 35143**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 21A, according to the Survey of Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development 1<sup>st</sup> Sector, and acreage, as recorded in Map Book 40, Page 146, as corrected at Map Book 42, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Deed Reference: 20100219000050020

The property conveyed herein does not constitute any part or portion of the homestead of the grantor or his spouse.

Property Address: Vacant lot  
Date of Sale: August 26, 2015  
Total Purchase Price: \$65,000.00

Shelby County, AL 09/14/2015  
State of Alabama  
Deed Tax: \$38.00


The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

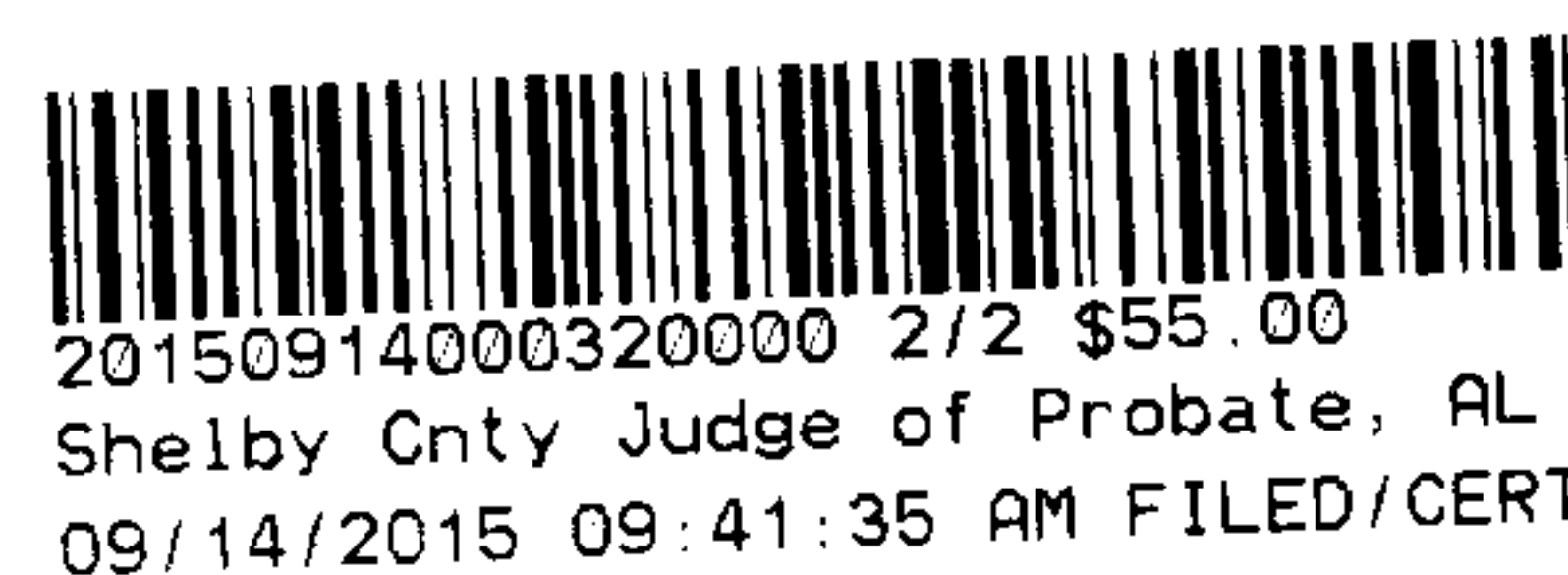
And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his 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 except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 26<sup>th</sup> day of August, 2015.

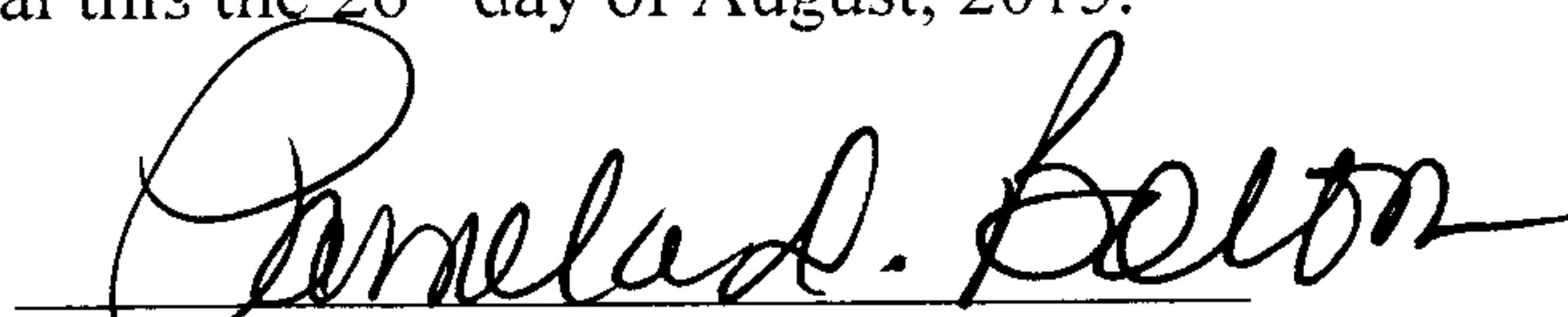
  
Gary Pitt Dean

STATE OF ALABAMA       §  
                                     §  
TALLADEGA COUNTY     §



I, the undersigned authority in and for said County, in said State, hereby certify that John Gary Pitt Dean, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of August, 2015.

  
Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:  
PROCTOR & VAUGHN, LLC  
Post Office Box 2129  
Sylacauga, Alabama 35150  
File: 1347.1