

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Phillip Dean
Ramona Dean
191 Pawnee Drive
Indian Springs, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Douglas A. Dean, Trustee of The Estate of Verna Mae Dean, Case No. PR-2015-000810, Phillip B. Dean, Trustee of The Estate of Verna M. Dean, Case No. PR-2015-000810, Phillip B. Dean, a married man, Heir in The Estate of Verna Mae Dean, Douglas A. Dean, unmarried man, Heir in The Estate of Verna Mae Dean, William D. Dean, a married man Heir in The Estate of Verna Mae Dean, Richard J. Dean, unmarried man, Heir in The Estate of Verna Mae Dean, and Susan J. Dean, unmarried woman, Heir in The Estate of Verna Mae Dean, whose mailing address is 1005 Hampton Road, Southside, AL 35907** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Phillip Dean and Ramona Dean, whose mailing address is 191 Pawnee Drive, Indian Springs, AL 35124** (herein referred to as Grantee), for and during their joint lives as tenants 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, situated in Shelby, County, Alabama, **the address of which is 191 Pawnee Drive, Indian Springs, AL 35124**; to wit;

BEGIN AT THE N.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 WEST, THENCE RUN WEST ALONG THE NORTH LINE OF S.E. 1/4 OF N.E. 1/4 A DISTANCE OF 355.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE NORTH LINE OF SAID S.E. 1/4 OF N.E. 1/4 FOR A DISTANCE OF 305.80 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91°22'15" AND RUN A DISTANCE OF 328.67 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 88°36'15" AND RUN A DISTANCE OF 306.00 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91°23'30" AND RUN A DISTANCE OF 328.68 FEET TO THE POINT OF BEGINNING.

\$100,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

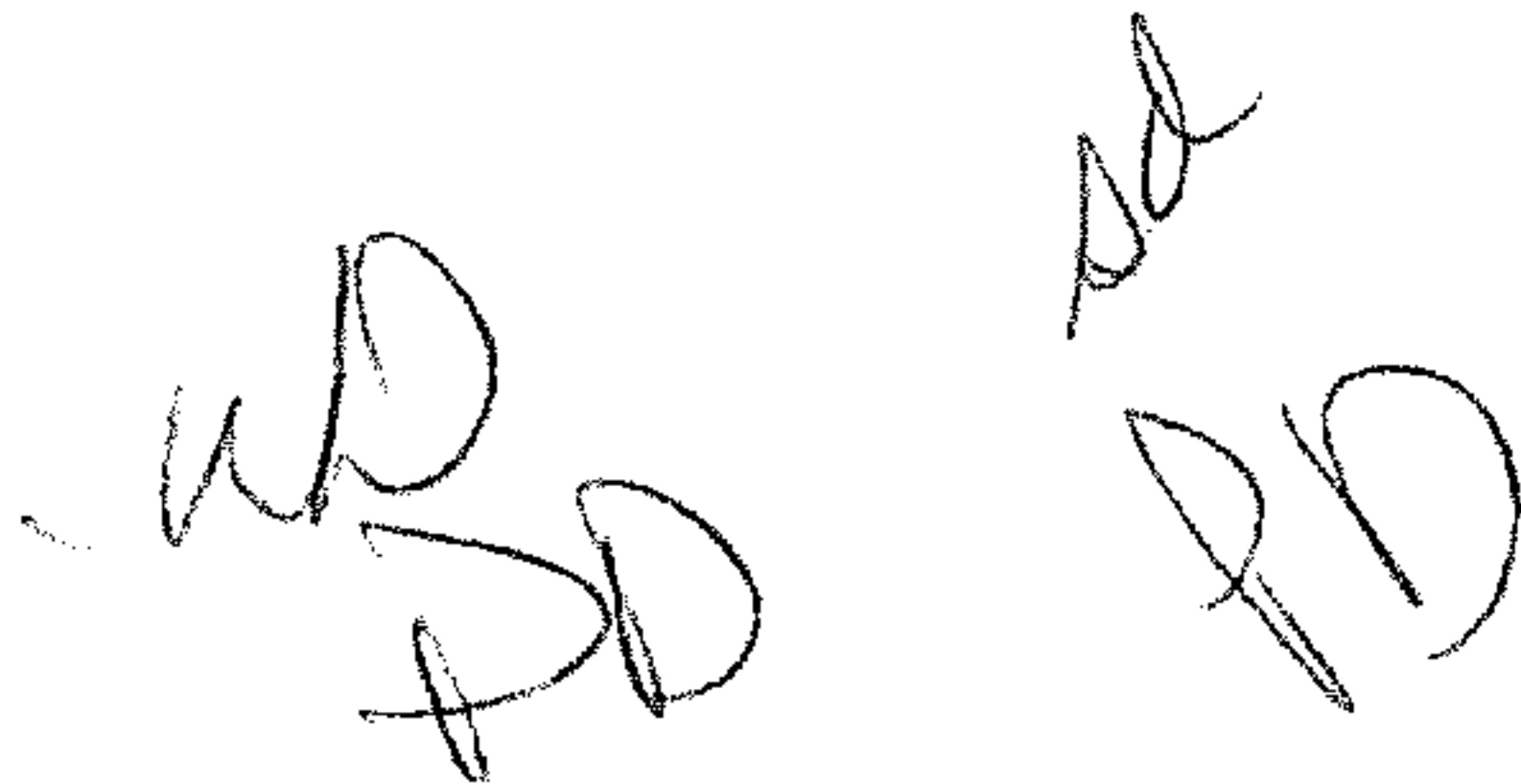
The above described property does not represent the homestead of the Grantors nor their spouse if any.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

- All taxes for the year 2016 and subsequent years, not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .
- Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
- Restrictions as filed in Book 261, page 831.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of December, 2016.

Richard J. Dean, Heir in the Estate of Verna Mae Dean
Richard J. Dean, Heir in The Estate of Verna Mae Dean

State of ^{NY}
County of Monroe

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Richard J. Dean, whose name is signed as Heir of the Estate of Verna Mae Dean, deceased, Probate Case #PR-2015-000810, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on December 8, 2016.

Elizabeth M. Howse
Notary Public

My commission expires: _____

ELIZABETH M. HOWSE
Notary Public, State of New York
Reg. #01H06051162
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires: 11/20/2018

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of December, 2016.

Douglas A. Dean
Douglas A. Dean, Trustee of The Estate of Verna Mae Dean, Case No. PR-2015-000810

Phillip B. Dean
Phillip B. Dean, Trustee of The Estate of Verna M. Dean, Case No. PR-2015-000810

Phillip B. Dean
Phillip B. Dean, Heir in The Estate of Verna Mae Dean

Douglas A. Dean
Douglas A. Dean, Heir in The Estate of Verna Mae Dean

William D. Dean
William D. Dean, Heir in The Estate of Verna Mae Dean

Susan J. Dean
Susan J. Dean, Heir in The Estate of Verna Mae Dean

State of Alabama

Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Douglas A. Dean and Phillip B. Dean, whose name is signed as Trustee's of the Estate of Verna Mae Dean, deceased, Probate Case #PR-2015-000810, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Trustee's, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on December 09, 2016.

James Preston Harris, III
Notary Public

My commission expires: 3/1/2016

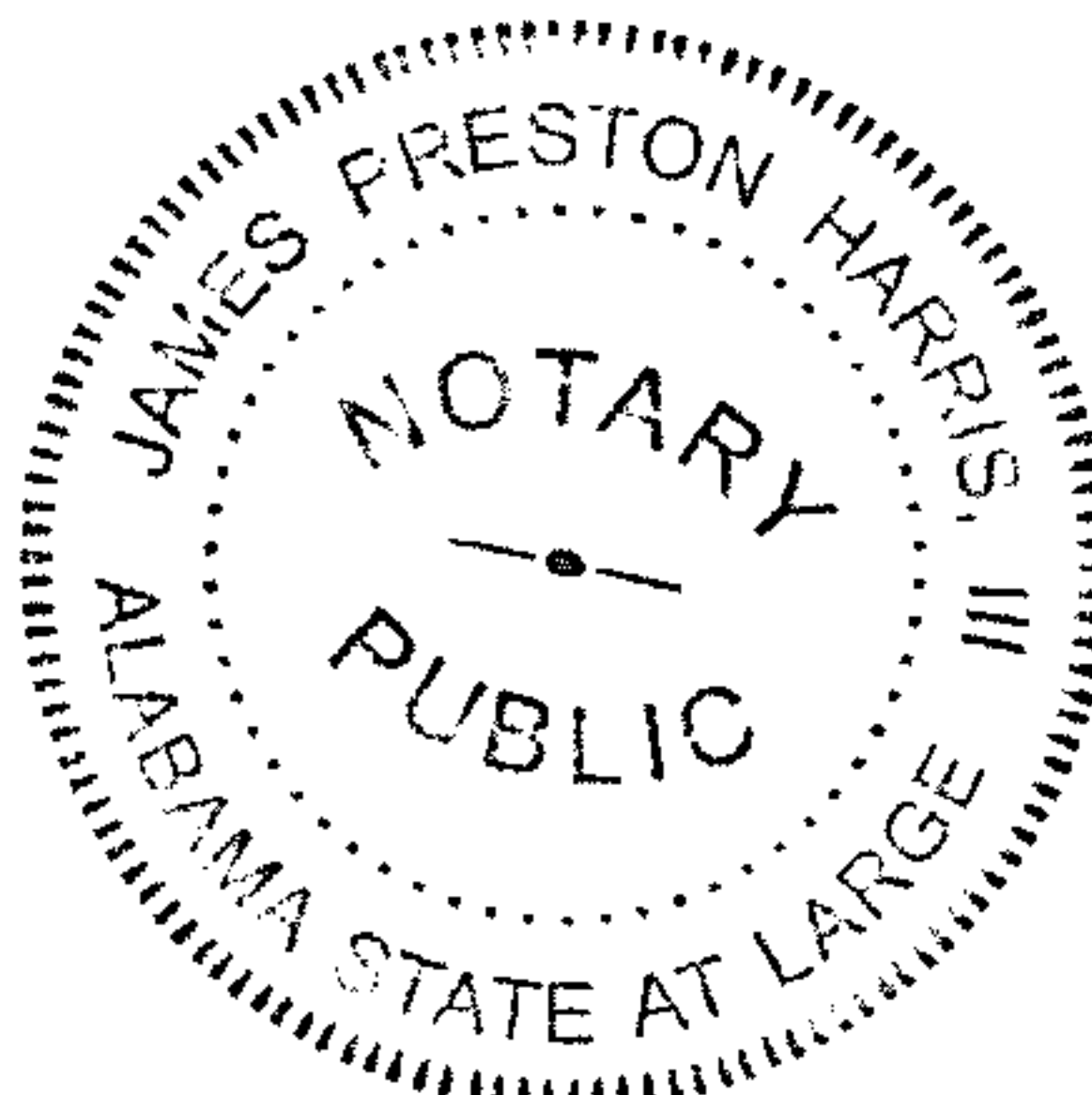
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Phillip B. Dean, Douglas A. Dean, William D. Dean and Susan J. Dean, whose name is signed as Heirs of the Estate of Verna Mae Dean, deceased, Probate Case #PR-2015-000810, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on December 09, 2016.

James Preston Harris, III
Notary Public

My commission expires: 3/1/2016



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Douglas A. Dean, Trustee of The Estate of Verna Mae Dean, Case No. PR-2015-000810 Phillip B. Dean, Trustee of The Estate of Verna M. Dean, Case No. PR-2015-000810 Phillip B. Dean, Heir in The Estate of Verna Mae Dean Douglas A. Dean, Heir in The Estate of Verna Mae Dean William D. Dean, Heir in The Estate of Verna Mae Dean Richard J. Dean, Heir in The Estate of Verna Mae Dean Susan J. Dean, Heir in The Estate of Verna Mae Dean	Grantee's Name	Phillip Dean Ramona Dean
Mailing Address	1005 Hampton Road Southside, AL 35907	Mailing Address	191 Pawnee Drive Indian Springs, AL 35124
Property Address	191 Pawnee Drive Indian Springs, AL 35124	Date of Sale	December 09, 2016
		Total Purchase Price	\$240,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use



valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 07, 2016

Print Douglas A. Dean, Trustee of The Estate of Verna Mae Dean, Case No. PR-2015-000810

Unattested



(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2016 09:02:29 AM
\$273.00 CHARITY
20161215000456890

A handwritten signature in cursive script, likely belonging to Judge James W. Fuhrmeister.