

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor Stephen D. Cowart and wife Betty Cowart

in hand paid by Richard O. Dunaway and wife Mary M. Dunaway

the receipt whereof is acknowledged

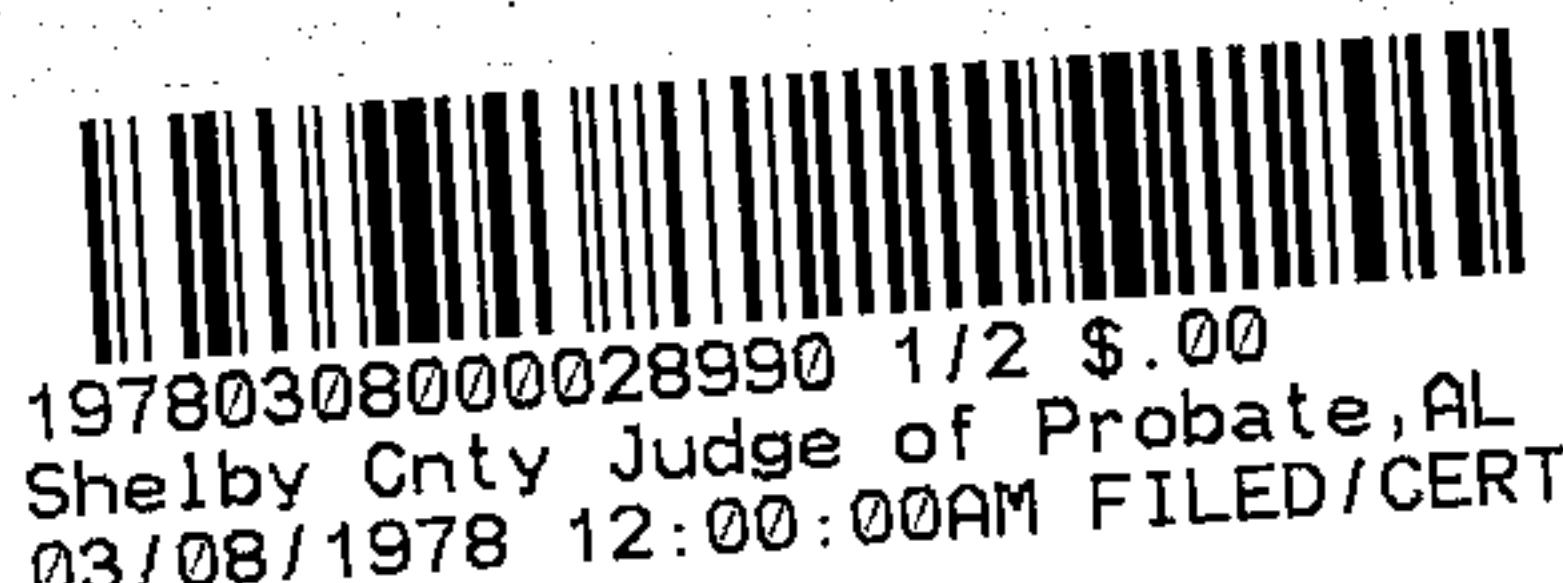
the said Stephen D. Cowart and wife Betty Cowart

do grant, bargain, sell and convey unto the said Richard O. Dunaway and wife Mary M. Dunaway

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

All of Lot No. 5, in Block No. 6, according to the Dunston's map or survey of the town of Calera, Shelby County, Alabama, and being located on the east side of 12th Street or Montgomery Avenue and being known as the Wade and Walker Building which is 50 feet more or less fronting 12th Street or Montgomery Avenue, thence run in an Easterly direction to the alley.



TO HAVE AND TO HOLD Unto the said Richard O. Dunaway and wife Mary M. Dunaway

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 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;

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 hereunto set our hand and seal,

this day of February, 1978

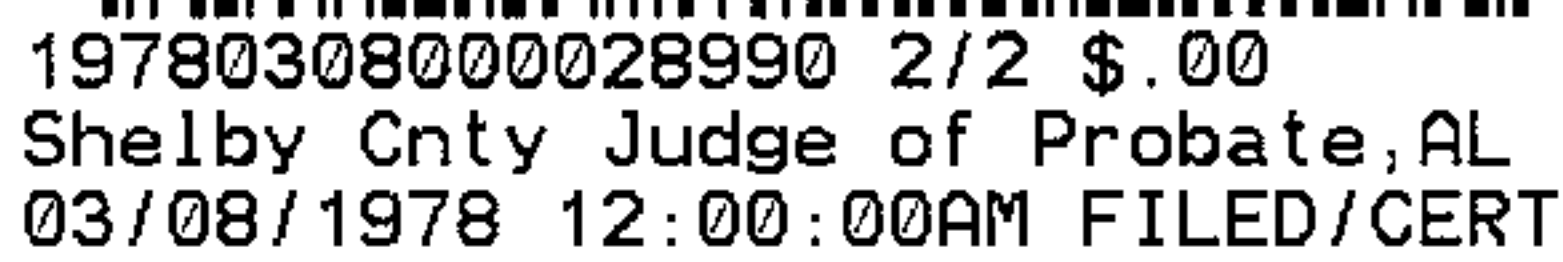
WITNESSES:

Jamie E. Culver
Frederic D. Northcutt
Joyce R. Chandler

Stephen D. Cowart (Seal.)
Betty Cowart (Seal.)
(Seal.)
(Seal.)

R. O. Dunaway
P. O. Box 106 Calera

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Oil

WARRANTY DEED
JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed
was filed in this office for record on
the day of 19.....
at o'clock..... M, and was duly re-
corded in Volume of Deeds
at page....., and examined.

Judge of Probate.

STATE OF Alabama
Shelby

COUNTY)

I, _____, a Notary Public in and for said County, in said State, hereby certify that Stephen D. Cowart and wife Betty whose name s 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 28th day of February

19 78

3rd day of February 19 78
Sarah D. Duna Secretary
 As Notary Public

Notary Public, State of Alabama at Large
My Commission Expires October 7, 1980
Bonded by Western Surety

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 MAR - 8 PM 12:40

Thomas A. Snowball, Jr.
JUDGE OF PROBATE

Rev. 300

1001

4/9/03