

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

GRANTEES ADDRESS:
Route 6, Box 99
Montevallo, Ala 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Forty-Four and no/100---- (\$444.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Freddie Bunn Eberett, a married woman (being the remaining heir at law
and next of kin of Fred Bunn, deceased)
herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Kelly Bunn, a single man and Daisy Bunn, his sister, a single woman
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

All of my undivided interest in and to the following described property:

Beginning at the Northwest corner of the J.L. Waltrous lot and running thence West along the South side of the Columbiana and Tuscaloosa Public Road to the Northwest corner of the NE 1/4 of the SE 1/4 of Section 5; thence South 35 yards; thence East to the Southwest corner of the J.L. Waltrous lot; thence North to the Columbiana and Tuscaloosa Public Road, the point of beginning, and being a part of the NE 1/4 of the SE 1/4 of Section 5, Township 22, Range 3 West, and being the same lot described in that deed from Julia B. Bunn to Eugene Bunn, dated January 6, 1930, and recorded in Deed Book 89, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama. ALSO, a certain lot situated adjacent to the above described property and described as follows: Beginning at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, and run thence West along the North line of said quarter Section 86 feet; thence South 217.3 feet; thence East 86 feet to the East line of said quarter Section; thence North along said line 217.3 feet to the point of beginning.
The above described property is not the homestead of grantor.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 have hereunto set my hands(s) and seal(s), this 25th day of April, 19 86.

WITNESS:

- 1. Deed Tax \$ 50
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 4.00

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

1986 APR 25 AM 10:49 (Seal)

Thomas A. ... (Seal)
JUDGE OF PROBATE

Freddie Bunn Eberett (Seal)
Freddie Bunn Eberett

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Freddie Bunn Eberett, a married woman (being the remaining heir at law and next of kin of Fred Bunn, deceased) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 19 86.

Form 31-A

Judy R. ... (Seal)
JUDY R. ...
Notary Public.
NOTARY PUBLIC
ALABAMA STATE AT LARGE