

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Gentry Dunagan
5498 Broken bow Drive
Birmingham, Al 35243

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Five Thousand and No/100 DOLLARS (\$125,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, James R. Atkinson and wife, Connie V. Atkinson (herein referred to as Grantors) do grant, bargain, sell and convey unto Gentry Dunagan and Linda Wheeler (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4 1/4 Section thence in an Easterly direction along the South line of said 1/4 1/4 section, a distance of 590.74 feet to the point of beginning; thence continue along last described course a distance of 254.24 feet to the Northwesterly right of way line of Alabama Highway 119; thence 48 degrees 21 minutes 35 seconds left, along said right of way line in a Northeasterly direction a distance of 86.58 feet; thence 90 degrees left, in a Northwesterly direction a distance of 190.0 feet; thence 90 degrees left in a Southwesterly direction a distance of 255.52 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

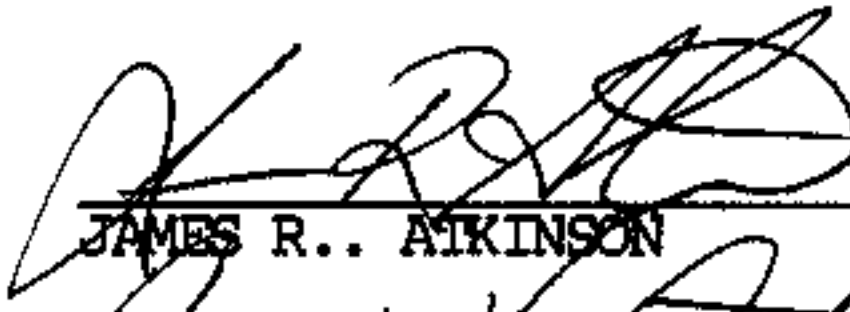

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$100,000.00 of the purchase price recited above 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 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 my 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.

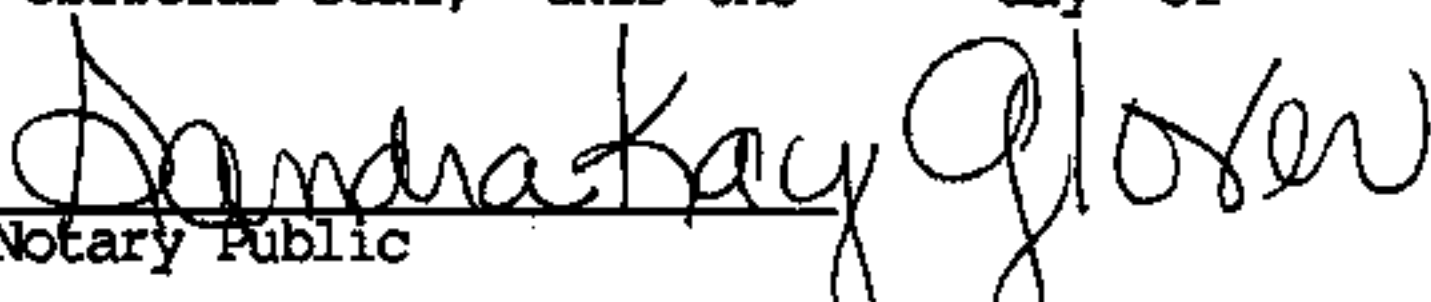
IN WITNESS WHEREOF, We have hereunto set our hands and seal,
this day of April, 1992.


JAMES R.. ATKINSON

CONNIE V. ATKINSON

STATE OF MISSISSIPPI)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Atkinson and wife, lConnie V. Atkinson 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 the day of
April, 1992.


Notary Public

My Commission Expires:

My Commission Expires June 18, 1994

25.00
4.00
5.00
34.00

04/15/1992-4551
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.00