

This instrument was prepared by

Send Tax Notice To: JAMES W. DUNKIN
name 109 Greenfield Circle
Alabaster, AL. 35007
address

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 (\$110,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES W. DUNKIN and wife, AUDREY H. DUNKIN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lot 37, according to the Survey of Greenfield, Sector Five,
as recorded in Map Book 17, Page 20, in the Probate Office
of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights if any.

\$ 50,000.00 of the purchase price of the property described herein
has been paid by the proceeds of a first mortgage loan executed and
recorded simultaneously herewith.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

07/19/1993-21162
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WJS 68.50

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 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 _____ hand(s) and seal(s), this 25th
day of June, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Larry Kent
LARRY KENT d/b/a
LARRY KENT BUILDING COMPANY
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 25th day of June, A. D., 1993

My Commission Expires: 3-12-97

James A. Bellman
Notary Public.