

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
M. Shane Dunaway  
107 Woodland Circle  
Chelsea, Alabama 35043

STATE OF ALABAMA ) CORPORATION  
COUNTY OF SHELBY ) JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Four Thousand and 00/100 (\$144,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brantley Homes, Inc.**, a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **M. Shane Dunaway and Tiffani M. Dunaway, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$135,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Rhonda A. Brantley who is authorized to execute this conveyance, hereto set her signature and seal this the 14th day of January, 2000.

Brantley Homes, Inc.

  
By: Rhonda A. Brantley, Vice President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda A. Brantley, whose name as Vice President of Brantley Homes, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of January, 2000.

  
NOTARY PUBLIC  
My Commission Expires: 3/5/03

COURTNEY H. MASON JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 2000-01925

01/18/2000-01925  
11:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 19.50

Exhibit A

Lot 39, Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, ALABAMA, less the following described part of Lot 39: Beginning at the locally accepted NW corner of Section 9, Township 20 South, Range 1 West, being marked by an existing old open top iron pin and being a common corner between Lots 39 and 40, run in a Northeasterly direction along the common line between said Lots 39 and 40 for a distance of 55.25 feet to a point on the Southwest right of way line of Woodland Circle and being on a curve, said curve being concave in a Northeasterly direction and having a radius of 55.00 feet and a central angle of 9 degrees 32 minutes 55 seconds, thence turn an angle to the right and run in a Southeasterly direction along the curved right of way line of said Woodland Circle for a distance of 9.17 feet; thence turn an angle to the right and run in a Southwesterly direction for a distance of 56.69 feet, more or less, to the point of beginning..

PB

Inst # 2000-01925

01/18/2000-01925  
11:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NMS 19.50