



**THIS INSTRUMENT PREPARED BY :**

**KEITH A. MORGAN**  
Attorney at Law  
4 Office Park Circle, Suite 114A  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**

**Kelly A. Juntunen and  
Chris R. Juntunen**  
207 Branch Drive  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Two Hundred Nine Thousand and 00/100 dollars (\$209,000.00) and other good and valuable consideration in hand paid by the grantee, the receipt whereof is hereby acknowledged, I the undersigned grantor, Pollard 207 Branch Drive Trust, D. Haney, Trustee, do hereby grant, bargain, sell and convey unto Kelly A. Juntunen and Chris R. Juntunen, wife and husband, hereinafter referred to as grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, According to the Survey of Brookchase Estates, Phase 2, as recorded in the Probate office of Shelby County, Alabama.

The street address of the property is: 207 Branch Drive, Chelsea, AL 35043

PROPERTY SOLD IN "AS-IS" CONDITION.  
THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD to said Grantees, his heirs and assigns forever.

And said Grantors do for themselves, their heirs, successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and it's successors and assigns shall, warrant and defend the same to the said Grantee, his, hers, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of February, 2004.

*D. Haney, as Trustee*  
Pollard 207 Branch Drive Trust,  
D. Haney, Trustee

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

**Acknowledgment**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that D. Haney, whose name as Trustee of Pollard 207 Branch Drive Trust, 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 this conveyance, she, with such power and authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of February, 2004.

*Keith A. Morgan*  
NOTARY PUBLIC

My Commission Expires: 02/27/06