

This Instrument Was Prepared By:
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2491 Pelham Parkway
Pelham, Alabama 35124


20040929000538610 Pg 1/2 14.50
Shelby Cnty Judge of Probate, AL
09/29/2004 13:34:00 FILED/CERTIFIED

\$140,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Anthony S. Shunnarah, George Shunnarah and Linda S. Shunnarah, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Josh Walker, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 24 according to the Survey of Bridlewood Parc Sector 1 as recorded in Map Book 17, Page 34, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$112,700.00 was paid from first mortgage recorded herewith.
~~\$28180.00~~ WAS PAID FROM A 2ND MORTGAGE.

Grantee's address: 2847 Bridlewood Terrace
Helena, Alabama 35080

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;

that GRANTORS have a good right to sell and convey the same as
aforesaid; that GRANTORS will and their heirs and assigns shall,
warrant and defend the same to the said GRANTEE, their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 17 day of September, 2004.

Anthony S. Shunnarah
Anthony S. Shunnarah

George Shunnarah by Anthony S. Shunnarah
George Shunnarah, by Anthony S.
Shunnarah, as attorney-in-fact

Linda S. Shunnarah by Anthony S. Shunnarah
Linda S. Shunnarah by Anthony S.
Shunnarah as attorney in fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Anthony S. Shunnarah, George
Shunnarah and Linda S. Shunnarah, by Anthony S. Shunnarah in his
capacity with full authority as attorney in fact 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 17th day of
September, 2004.

[Signature]
Notary Public

My Commission Expires:
8-29-06