

This Instrument Prepared By:
Brian J. Ritchey
1910 28th Avenue South
Birmingham, AL 35209

Send Tax Notice to:
Tony J. Shunnarah
114 Canyon Place
Birmingham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

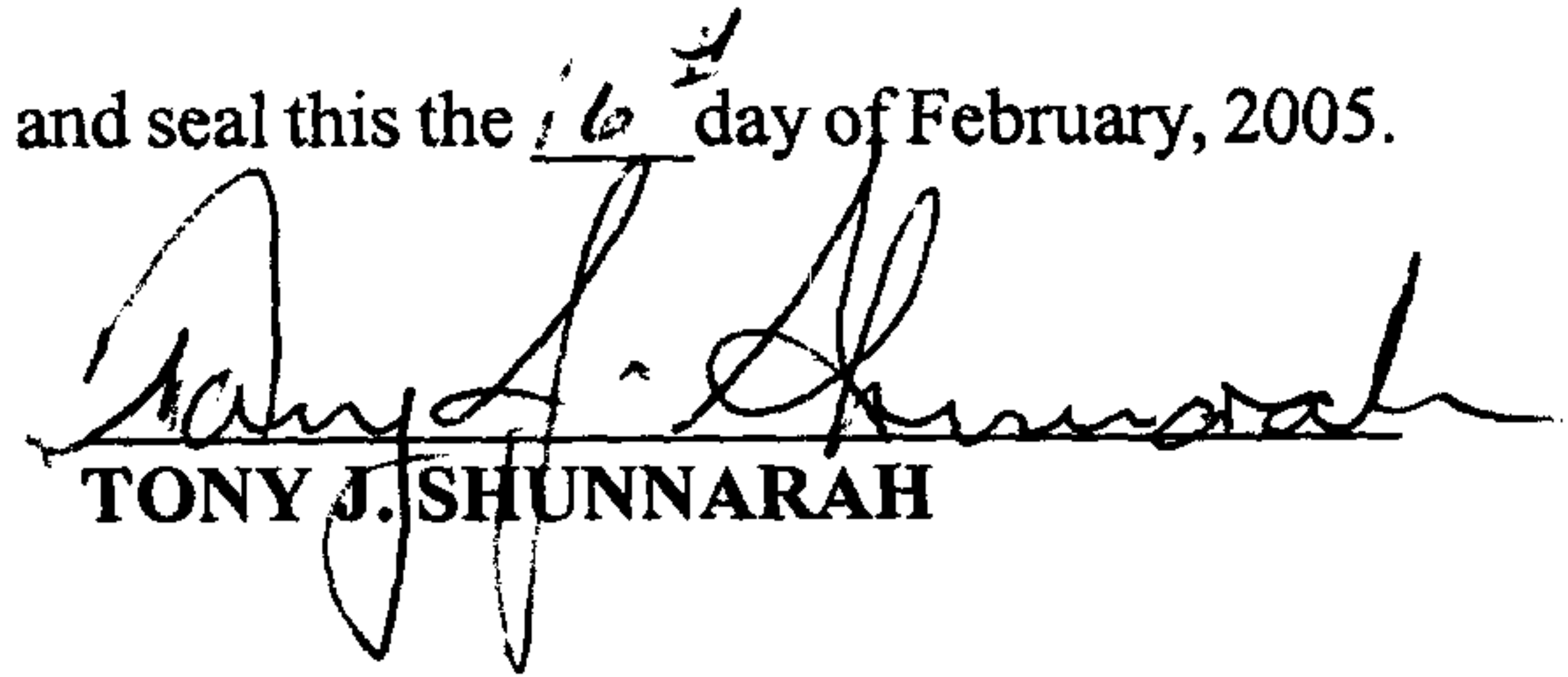
That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration to the undersigned, **TONY J. SHUNNARAH** (herein referred to as GRANTOR), in hand paid by **TONY J. SHUNNARAH** and wife, **DENISE R. SHUNNARAH** (herein referred to as GRANTEES), the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama:

Lot 44, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama. Subject to current taxes, covenants, easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of February, 2005.

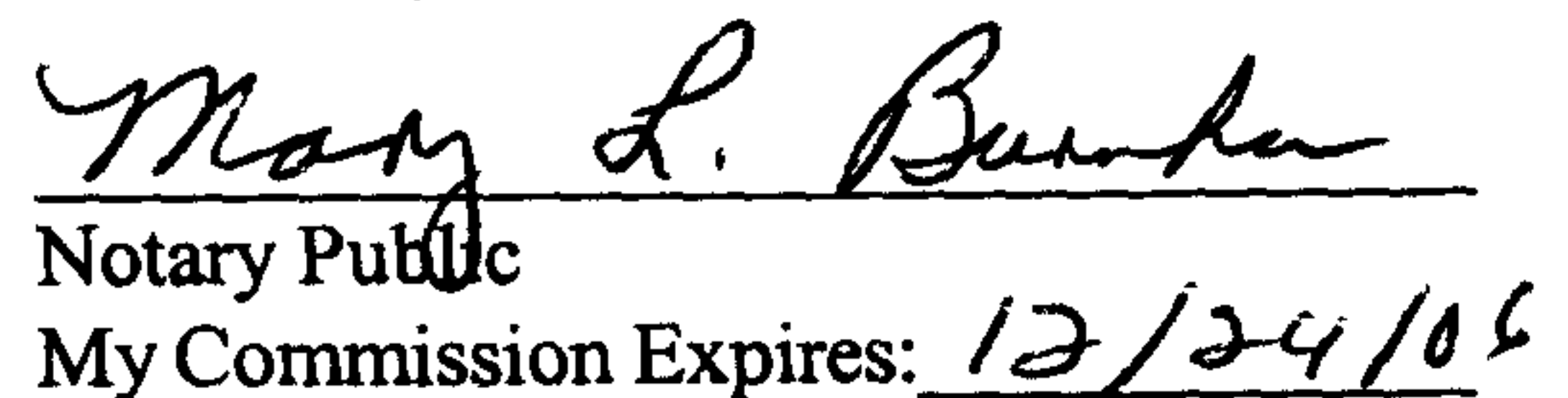

TONY J. SHUNNARAH

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TONY J. SHUNNARAH**, 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 the 16th day of February, 2005.


Notary Public
My Commission Expires: 12/24/06