

1205288

This Instrument was Prepared by:
Shannon E. Price, P.C.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: O. David Chunn Jr.
Deloris Lehamann Chunn
2107 Baneberry Drive
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Ten Dollars and No Cents (\$10.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, O. David Chunn Jr., and wife, Deloris Lehmann Chunn, (herein referred to as Grantor), does grant, bargain, sell and convey unto O. David Chunn, Jr. and wife, Deloris Lehmann Chunn (herein referred to as Grantees), for and during their joint lives as tenants 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, to wit;

LOT 3322, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 33RD ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

- 1. All taxes fro the year 2012 and subsequent years, not yet due and payable**
- 2. Any encroachments, encumbrance, violation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 4. Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 112.**
- 5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel, in, on and under subject property.**
- 6. Subject to Covenants, conditions, and restrictions (deleting therefrom, any restriction indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1993-2657; Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550 in the Probate Office of Shelby County, Alabama.**
- 7. Right of Way to Alabama Power Company as recorded in Deed Book 311, Page 801 and Instrument 1993-14124.**
- 8. Certificate of compliance in Misc. Book 34, Page 549.**
- 9. Title to all oil, and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140.**

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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.



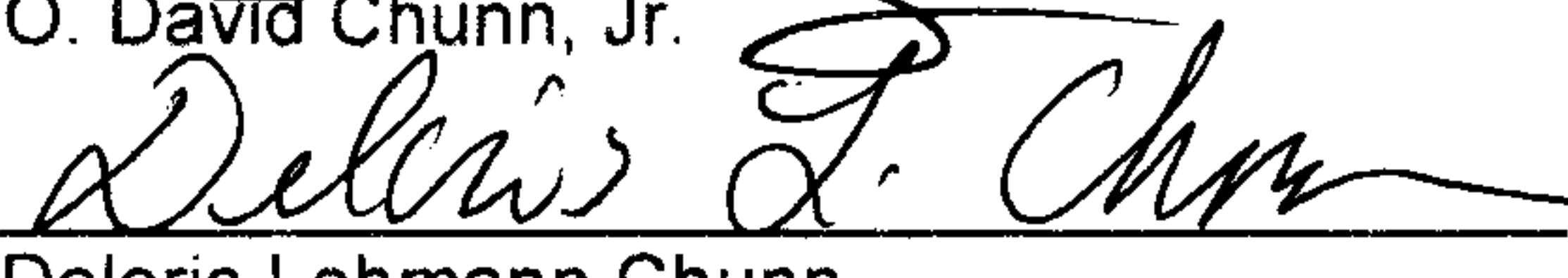
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Shelby County, AL 07/09/2012
State of Alabama
Deed Tax: \$189.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of June, 2012.


O. David Chunn, Jr.


Deloris Lehmann Chunn

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that O. David Chunn, Jr. and wife, Deloris Lehmann Chunn 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 26th day of June, 2012.


Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary Lynn Hightower-Moore

My Commission Expires 1-19-14



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