This instrument was prepared by [redacted] 871 [redacted]

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty four thousand and no/100 ($54,000.00) DOLLARS

to the undersigned grantor, Burnett Building Services, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Steve A. Dunlap and Marianne S. Dunlap

(herein referred to as 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, to wit:

Lot 94, according to the survey of Kingwood, Third Addition, as recorded in Map Book 7 Page 26 in the Probate Office of Shelby County, Alabama. There is EXCEPTED herefrom, the following: Begin at the northeast corner of said Lot 94, thence in a southerly direction along the east property line of said Lot 94, a distance of 18.29 feet; thence 88 deg. 55 min. 56 sec. right in a westerly direction a distance of 110.02 feet to a point on the west property line of said Lot 94; thence 91 deg. 04 min. 04 sec. right in a northerly direction along said west property line a distance of 20.34 feet to the northwest corner of said Lot 94; thence 90 degrees right in an easterly direction along the north property line of said Lot 94, a distance of 110.0 feet to the point of beginning.

Subject to taxes for 1979.

Subject to restrictions, easements, building lines and rights of way of record.

19790522000062700 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/22/1979 12:00:00AM FILED/CERT

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$ 47,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Marvin Burnett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of May 19 79

ATTEST: BURNETT BUILDING SERVICES, INC.

Secretary By Marvin Burnett President

STATE OF ALABAMA JEFFERSON CO.
I CERTIFY THIS
MAY 22 8:42

Deed 7.00
Rec. 1.50
Ind. 1.00
9.50

Sec mtg 391-856

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Marvin Burnett whose name as President of Burnett Building Services, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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,

Given under my hand and official seal, this the 18th day of May 19 79

Notary Public

My Commission Expires

Larry Halcomb