

This instrument was prepared by
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P.O. Box 557
(Address) Columbiana, Alabama 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighteen Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A.C. Massey and wife, Opal Massey

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Bunn and Elaine Bunn

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in -----

Shelby County, Alabama to-wit:

A lot in Section 14, Township 21 South, Range 2 West, described as follows:
Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 320.50 feet to the point of beginning; thence turn an angle of 78 degrees 54 minutes to the left and run a distance of 48.60 feet to a point on the North right-of-way line of Shelby County Highway No. 26; thence turn an angle of 90 degrees 00 minutes to the right and run along said road right-of-way a chord distance of 173.60 feet, to a point on the East line of the A.C. Massey property; thence turn an angle of 92 degrees 45 minutes 38 seconds to the right and run along the East line of said property a distance of 109.64 feet; thence turn an angle of 76 degrees 18 minutes 55 seconds to the right and run a distance of 171.42 feet; thence turn an angle of 100 degrees 55 minutes 27 seconds to the right and run a distance of 93.40 feet to the point of beginning. This is situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

\$15,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

\$3,000.00 of the purchase price was paid from a second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this third day of February, 1982

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1982 FEB 12 PM 1:11 (Seal)

A.C. Massey (Seal)
A.C. Massey

(Seal)

Opal Massey (Seal)
Opal Massey

STATE OF ALABAMA
SHELBY COUNTY

Rec. 1.50
Ind. 1.00
2.50

See mtg. 418-310
General Acknowledgment
See mtg. 418-312

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A.C. Massey and wife, Opal Massey

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 3rd day of February, A.D., 1982.



WILSONVILLE BRANCH
FIRST NATIONAL BANK OF COLUMBIANA
P.O. DRAWER 10
WILSONVILLE, ALABAMA 35186

James Hardy (Seal)
Notary Public.
My Commission Expires September 8, 1985