

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:  
Michael R. Brunk

NAME: William H. Halbrooks, Attorney  
Suite 820 Independence Plaza  
ADDRESS: Birmingham, AL 35209

3661 Cahaba Beach Road  
Birmingham, AL

168

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of Thirty Eight Thousand and no/100--- dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Robert W. Saunders and wife, Betty H. Saunders

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael R. Brunk

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 18, Range 1 West, more particularly described as follows:  
Commence at the Southeast corner of said Northwest 1/4 of Northwest 1/4 run thence Northerly along the east boundary line of said forty 660 feet to the point of beginning of lot herein conveyed, and from said point of beginning thence continue North along the East line of said forty 165 feet, thence West to a point on the east right of way of Cahaba Beach Road, thence in a Southerly direction along the East right of way of said road 165 feet more or less to a point due West of the Point of beginning, thence East to the point of beginning.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantors herein expressly assume and promise to pay that certain as recorded in Mortgage Book 310, page 901 and assigned in Book 257, page 654 to First Mortgage Company and FNMA in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$36,500.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

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 (we) 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 hands(s) and seal(s), this 31st day of August, 1983

Deed TAX 1.50  
Rec 1.50  
3rd 1.00  
H.00

1983 SEP - 6 AM 10: 21  
See Mt 3436-101

Robert W. Saunders (Seal)

Betty H. Saunders (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Saunders and wife, Betty H. Saunders whose name s 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 31st day of August, A. D., 1983

William H. Halbrooks  
Notary Public.