



This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND NINE HUNDRED AND NO/100TH (\$13,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LEROY SCOTT BROWN AND WIFE, TRACI F. BROWN

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

WAYNE A. BUNKER AND WIFE, GAELYN R. BUNKER

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

SHELBY County, Alabama to-wit:

Lot 51, according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7 page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. as recorded in Mortgage Book 406, page 10; which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 37, Page 963, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 355 PAGE 942

GRANTORS' ADDRESS:

GRANTEES' ADDRESS: 1315 Yellow Leaf Circle, Maylene, Alabama 35144

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 25TH day of MAY, 1984

WITNESS:

1984 MAY 31 AM 8:49

Recd. 14.00 Rec. 1.50 Ind. 1.00 16.50

Signatures of Leroy Scott Brown and Traci F. Brown with seals.

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that LEROY SCOTT BROWN AND WIFE, TRACI F. BROWN whose name 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25TH day of MAY, A. D., 1984