

SEND TAX NOTICE TO:

(Name) WILLIAM M. GUNN

This instrument was prepared by

(Name) C. CRAWFORD WILLIAMS, ATTORNEY  
425 19th St., Ensley  
(Address) Birmingham, Al. 35218

(Address) P.O. Box 968  
B'ham, Al 35201

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL. 3,000.00

STATE OF ALABAMA

JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) ----- DOLLARS

and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
INGRID L. SMYER, an unmarried woman

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

WILLIAM M. GUNN and his wife, ELIZABETH W. GUNN

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

SHELBY

County, Alabama to-wit:

Begin at a point 1226.51 feet northeasterly of the intersection of the west line of Section 24, Township 18 South, Range 1 West with the center line of Shelby County Road 41, thence run southeasterly to the southeast side of said road; run thence in a southeasterly direction at a 90 degree angle to the centerline of said road a distance of 500 feet to the point of beginning. From the point of beginning turn an angle of 90 degrees to the left and run a distance of approximately 360 feet to the westerly side of a private road; thence run in a southeasterly direction along said private road a distance of approximately 220 feet to the most north-easterly corner of land conveyed by Ingrid L. Smyer to Harold H. Goings and Hubert W. Goings, Jr. on August       , 1980; thence run in a westerly direction 229.99 feet, 69.93 feet and 147.97 feet along the northerly line of said land conveyed to Goings to its most westerly corner; thence in a northwesterly direction 113 feet to the point of beginning.

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

IN WITNESS WHEREOF, I        have hereunto set my hand(s) and seal(s), this August 14 day of August, 19 86.

WITNESS:

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

Jamara M. Gunn (Seal) Ingrid L. Smyer (Seal)  
Kathy W. Snyder (Seal) 1986 AUG 22 AM 9:08 Ingrid L. Smyer (Seal)

Jefferson F. Mikolaj (Seal) Deed TAX 3.00 (Seal)  
STATE OF ALABAMA Virginia Rec 2.50  
Jefferson COUNTY Jud 1.00  
City of Chalkville 6.50

I,        the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Ingrid L. Smyer, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, A.D. 19 86

MY COMMISSION EXPIRES  
SEPTEMBER 26, 1988

Notary Public.