

Send Tax Notice To:
David S. Shunnarah
1433 Woodward Road
Birmingham, AL 35228

This instrument was prepared by:
Clayton T. Sweeney
2100 South Bridge Parkway 1047
Suite 650
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-five Thousand Dollars (\$35,000.00) to the undersigned grantor, Willowbrook, Ltd., a limited partnership, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said Willowbrook, Ltd., a limited partnership, does by these presents, grant, bargain, sell and convey unto David S. Shunnarah and wife, Inez G. Shunnarah, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 52 according to the survey of Willowbrook, as recorded in Map Book 11, Page 48 A & B, in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings, Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with rights 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 said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 undersigned has hereunto set our hands, this 28th day of July, 1988.

\$33,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Central Bank of the So.

SELLER:

Willowbrook, Ltd.
By its General Partner
Willowbrook, Inc.

By: *Douglas D. Eddleman*
Douglas D. Eddleman,
President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as President of Willowbrook, Inc., a corporation, the general partner of Willowbrook, Ltd., a limited partnership, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 28th day of July, 1988.

Barbara H. Simmons
Notary Public

My Commission Expires: 12/25/90

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STATE OF ALA. SPECIAL
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 12 AM 10:42

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

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|------------------|---------------|
| 1. Deed Tax | \$ 1.50 |
| 2. Mig. Tax | Taxed 197-804 |
| 3. Recording Fee | 5.00 |
| 4. Filing Fee | 1.00 |
| TOTAL | 7.50 |