

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P. O. Box 91

Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Rodney W. Bunn

(Address) Route 1, Box 239

Columbiana, Alabama 35051

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and 00/100, (\$10,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Whatley & Allen, an Alabama General Partnership, by and through its only two General Partners, Jack Whatley and Mike Allen (herein referred to as grantors) do grant, bargain, sell and convey unto Rodney W. Bunn and wife, Alesia Bunn

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, according to the survey of Canterbury Estates as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Cambridge Circle as shown by recorded plat.

Public Utility Easements as shown by recorded plat, including a 5 foot easement on the Southwesterly, Southeasterly and Northwesterly sides.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 141, Page 325 and Deed Book 165, Page 539 in Probate Office.

Mineral and mining rights are not insured.

Purchase money first mortgage executed by Grantees herein on even date herewith, in favor of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, in the sum of \$49,000.00.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 21st day of December, 19 89.

~~WITNESS~~

Whatley & Allen, an Alabama General Partnership (Seal)  
By: Mike Allen (Seal)  
Its: General Partner (Seal)

Whatley & Allen, an Alabama General Partnership (Seal)  
By: Jack Whatley (Seal)  
Its: General Partner (Seal)

STATE OF ALABAMA

COUNTY }

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, in and for said County, in said State, hereby certify that Jack Whatley and Mike Allen, whose names as the only two General Partners of Whatley & Allen, an Alabama General Partnership, 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, in their capacity as such General Partners, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21<sup>st</sup> day of December, 1989.

*D. G. Spence*  
Notary Public  
8/93

BOOK 271 PAGE 903

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

89 DEC 28 AM 8:22

*Thomas A. Spence, Jr.*  
JUDGE OF PROBATE

|             |          |
|-------------|----------|
| 1. Deed Tax | \$ 10.00 |
| 2. Int. Tax | \$ 5.00  |
| 3. ...      | 3.00     |
| 4. ...      | 1.00     |
| 5. ...      |          |
| 6. ...      |          |
| Total       | \$ 19.00 |