

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

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This instrument was prepared by: **663**  
(Name) H. Evans Whaley, Attorney  
(Address) 2090 Columbiana Road, Suite 4400  
Birmingham, Alabama 35216

Send Tax Notice to:  
(Name) Charlene Y. Niemann  
(Address) Route 1, Box 280  
Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON

\_\_\_\_\_ COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**Steven Bunn and wife, Loretta Bunn**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**Charlene Y. Niemann**

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

Commence at the NW corner of the SW-1/4 of the NW-1/4 of Section 36, Township 20 South, Range 2 West; thence run South along the West line of said 1/4-1/4 for 423.91 feet; thence 86° 00' left, run 105.93 feet to the point of beginning; thence continue last described course for 620.09 feet to the center line of a public road with a right-of-way of prescriptive width; thence 66° 48' right, run Southerly along said road for 123.20 feet; thence 7° 28' right, run along said road for 108.97 feet; thence 3° 25' right, run along said road 182.71 feet; thence 7° 00' right, run along said road 134.20 feet; thence 7° 49' right, run along said road 194.08 feet; thence 6° 20' left, run along said road 185.07 feet; thence 88° 24' 26" right, run West 644.65 feet; thence 88° 51' 15" right, run 976.18 feet to the point of beginning.

Subject to easements and restrictions of record.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

90 JUN 11 AM 9:43

1. Deed Tax	\$ 3500
2. Notary Fee	\$ 250
3. L.S. Fee	\$ 300
4. L.S. Fee	\$ 100
5. L.S. Fee	\$ 100
6. County Fee	\$ 100
Total	\$ 4150

BOOK 295 PAGE 248

TO HAVE AND TO HOLD, To the said GRANTEE, 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of May, 19 90

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Steven Bunn (Seal)  
Loretta Bunn (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 **Steven Bunn and wife, Loretta Bunn,**

whose name(s) are signed to the foregoing conveyance, and who are is 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 22nd day of May, 19 90

6/20/93 My Commission Expires: VINCENT, NASTY, ARNOLD & WHALEY, P.C. P. O. BOX 2722 Virginia L. Swin Notary Public