

PREPARED BY:

1445
Corey B. Moore, Attorney
P.O. Box 75061
Birmingham, AL 35253

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of \$27,500.00, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Steve Dunnaway and Sandra G. Dunnaway, (herein referred to as grantors), do grant, bargain, sell and convey unto James Jeffery Carroll and wife, Cynthia Bearden Carroll, (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:

Begin at the Southwest corner of Section 16, Township 21 South, Range 3 West; thence North along the West line of said Section 16 for 316.00 feet to the point of beginning; thence continue North along said West line 895.00 feet to the Southwest right of way of Climax Street as shown on map of R. E. Whaley's Map of the Town of Maylene, as recorded in Map Book 3, Page 75, in the Shelby County Probate Office; thence right 104 degrees 23 minutes in a Southeasterly direction along said Southwest right of way 340.00 feet to the Northwest corner of Lot 35 of said map; thence right 57 degrees 10 minutes in a Southeasterly direction along the West line of said Lot 35 for 448.30 feet to the Southeast corner of said Lot 35, said corner being on the North line of Lot 33 of said map; thence right 99 degrees 24 minutes in a Westerly direction along said North line of Lot 33 for 155.00 feet to the Northwest corner of said Lot 33; thence left 96 degrees 30 minutes in a Southerly direction along the West line of said Lot 33 for 360 feet to the Southwest corner of said Lot 33, thence right 103 degrees 34 minutes in a Westerly direction 415 feet to the point of beginning. Situated in Shelby County, Alabama.

TAX ASSESSOR'S NOTE: Please assess in the name of GRANTEES,
at: 1228 6th AVE. N.W. ALABASTER, AL 35007

This property is not now nor has it ever been the homestead of the Grantors.

Galene F. Moore

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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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals on this the 15 day of June, 1990.

Steve Dunnaway LS
STEVE DUNNAWAY

Sandra G. Dunnaway LS
SANDRA G. DUNNAWAY

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Steve Dunnaway and wife, Sandra G. Dunnaway, whose names are signed to the foregoing conveyance, and who being 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 the 15 day of JUNE, 1990.

Corey B. Moore
NOTARY PUBLIC

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

90 JUN 20 AM 11:49

RECEIVED

-2-

1. Deed Tax	\$27.50
2. Mfg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. N. Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$36.50