

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Keith S. Law
Kimberly T. Law
5217 Meadow Brook Road
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Jefferson County

That in consideration of **One Hundred Fifty-Four Thousand and 00/100'S *** (\$154,000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Robert A. Cunningham and wife, Teresa N. Cunningham** (herein referred to as grantors) do grant, bargain, sell and convey unto **Keith S. Law and Kimberly T. Law** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 65, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, page 67, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line as shown by recorded Map.
3. 10 foot easement on rear, as shown by recorded Map.
4. Restrictions appearing of record in Misc. Volume 25, page 299, and Misc. Volume 27, page 890, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume page 32, page 306, and Volume 40, page 265, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Volume 27, page 891; Misc. Volume 27, page 890, and Misc. Volume 48, page 880, in the Probate Office of Shelby County, Alabama.
7. Easement for Alabama Power Company recorded in Volume 316, page 369 and Volume 316, page 394, in the Probate Office of Shelby County, Alabama.

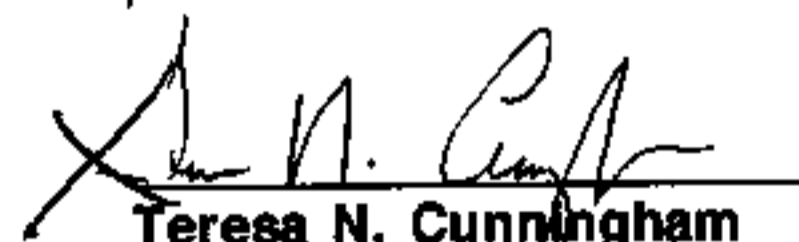
\$132,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 this 25th of February, 1994.


Robert A. Cunningham (Seal)


Teresa N. Cunningham (SEAL)

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Cunningham and wife, Teresa N. Cunningham whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 1994.

Inst # 1994-19372
06/17/1994-1997 Public
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 30.50

1994-19372