

SEND TAX NOTICE TO:

W.R. Hunnicutt, Sr. and  
(Name) Linda B. Hunnicutt  
812 Highland Lakes Way  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, Suite 290E  
(Address) Birmingham, AL 35223

Form TITILE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Twenty-one Thousand Three Hundred and 00/100-----Dollars

to the undersigned grantor. Bedwell Construction Co., Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

W.R. Hunnicutt, Sr. and Linda B. Hunnicutt  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 502, according to the Map of Highland Lakes, 5th Sector, Phase I, an  
Eddleman Community, as recorded in Map Book 18, page 41, in the Probate  
Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable  
until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 130,000.00 of the consideration was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1994-24338

08/04/1994-24338  
08:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 MCD 200.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Charles R. Bedwell, Jr.  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of August 19 94

ATTEST:

Bedwell Construction Co., Inc.

By Charles R. Bedwell, Jr. President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said  
State, hereby certify that Charles R. Bedwell, Jr.  
whose name as President of Bedwell Construction Co., Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the  
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the  
My Commission expires: 5/29/95.

1st day of August 19 94  
[Signature]  
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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