

This Instrument Prepared By:
James F. Burford, III
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
JAMES W. DUNN
#14 FRANKIE'S LANE
ALABAMA MO. 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-One Thousand and No/100 Dollars (\$21,000.00) equity plus assumption of mortgage below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROY C. ALBARADO and wife, MELINDA T. ALBARADO (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES WALLACE DUNN and MILLIE SUE DUNN (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 14, according to the survey of Scottsdale, as recorded in Map Book 6, Page 101 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1994 and thereafter; (2) Building setback line of 35 feet reserved from Frankie's Lane as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 16, Page 429 in Probate Office; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 124, Page 552 in Probate Office; (5) Permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co. as shown by instrument recorded in Deed 300, Page 744 in Probate Office.

The Grantees herein expressly assume and agree to pay that certain mortgage given by Russell C. Payne and Donna W. Payne to Troy & Nichols, Inc., dated July 26, 1989 in amount of \$79,303.00, and recorded in Real 249, Page 629 in the Probate Office, and being transferred to Fleet Mortgage Corporation by instrument recorded in Real 255, Page 726.

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, the undersigned, has hereunto set their hands and seals, this 1 day of September 1994.

Roy C. Albarado
Roy C. Albarado

Melinda T. Albarado
Melinda T. Albarado

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that ROY C. ALBARADO and wife, MELINDA T. ALBARADO, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date, that, being informed of the contents of said instrument, they have executed the same voluntarily on the day the same bears date.

09/06/1994 under my hand and seal this 1 day of September, 1994

09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MO 29.50

[Signature]
Notary Public

My Commission Expires: 3-1-98

1994-27315