

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DUANE W. CONNELL  
203 CHESTNUT CIRCLE  
ALABASTER, AL 35007

Inst # 1995-00351

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND and 00/100 (\$177,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JIMMIE D. LUNSFORD and MARY CHARLEEN LUNSFORD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DUANE W. CONNELL AND TERESA RAY-CONNELL, HUSBAND AND WIFE (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4 1/4 SECTION; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION 488.02 FEET; THENCE TURN RIGHT 109 DEGREES 46 MINUTES 48 SECONDS AND RUN SOUTHEASTERLY 232.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 180.91 FEET; THENCE TURN LEFT 67 DEGREES 58 MINUTES 51 SECONDS AND RUN NORTHEASTERLY 755.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CHESTNUT CIRCLE; THENCE TURN LEFT 83 DEGREES 38 MINUTES 34 SECONDS AND RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY 168.70 FEET; THENCE TURN LEFT 96 DEGREES 21 MINUTES 14 SECONDS AND RUN SOUTHWESTERLY 842.32 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.

\$141,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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.

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08:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 46.50

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JIMMIE D. LUNSFORD and MARY CHARLEEN LUNSFORD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of December, 1994.

  
JIMMIE D. LUNSFORD

  
MARY CHARLEEN LUNSFORD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JIMMIE D. LUNSFORD and MARY CHARLEEN LUNSFORD, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of December, 1994.

  
Notary Public

My commission expires: 5-20-96

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