

WARRANTY DEED with JOINT SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Derrick D. Nunn  
4812 Keith Drive  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SCOTT KOEPPPEL, an unmarried man**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **DERRICK D. NUNN AND TERESA H. NUNN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land containing 618.62 square feet, more or less, located in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southwest corner of Lot 3, Block 14, of Broken Bow South as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, also being the Point of Beginning; thence run Easterly along the Southern line of Lot 3, Block 14 a distance of 120.11 feet to the Southeast corner of said lot; thence right 85 degrees 07 minutes 42 seconds Southerly along the prolongation of the East line of Lot 3 a distance of 5.15 feet; thence right 94 degrees 52 minutes 25 seconds parallel to the South line of Lot 3 a distance of 120.11 feet; thence right 87 degrees 47 minutes 03 seconds a distance of 5.14 feet North along the prolongation of the West line of Lot 3 to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of May, 1995.

*Scott Koeppele by this attorney-in-fact Frank K. Bynum*  
SCOTT KOEPPPEL, by his Attorney in Fact,  
Frank K. Bynum

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that FRANK K. BYNUM, as Attorney-in-Fact for **SCOTT KOEPPPEL**, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, and acting within the scope and power of said power of attorney, in his capacity as Attorney-in-Fact for SCOTT KOEPPPEL on the day the same bears date.

Given under my hand and seal this the 5th day of May, 1995.

My Commission Expires: 9-5-95

*[Signature]*  
05/26/1995 13781  
09:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

Inst # 1995-13781