



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Martin, Drummond & Woosley, P.C.
 2204 Lakeshore Drive, Suite 130
 (Address) Birmingham, Alabama 35209

Send Tax Notice:
 Michael D. Dunnaway
 630 Cahaba Manor Lane
 Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Linda J. Cost, a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto
 Michael D. Dunnaway and Roberta S. Dunnaway

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 49, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6,
 Page 105 in the Probate Office of Shelby County, Alabama; being situated in Shelby
 County, Alabama.

\$ 64,600.00 of the above recited purchase price was paid from a mortgage
 loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines,
 rights of way, limitations, if any, of record.

Inst # 1995-14802
 06/07/1995-14802
 11:29 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 SMA 12.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd

day of June, 19 95

WITNESS:

 (Seal) Linda J. Cost (Seal)

 (Seal) _____ (Seal)

 (Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State,
 hereby certify that Linda J. Cost, a single person
 whose name 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 she executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A.D., 19 95
 NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: May 6, 1997.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.
Hubert E. Rawson, Jr.
 Notary Public