



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020
V. Edward Freeman II
(Name) Stone, Patton, Kierce & Freeman
118 North 18th Street
(Address) Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY THREE THOUSAND AND NO/100 (\$33,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DOMINIC J. ZAIDAN and wife, SHEREEN R. ZAIDAN,
(herein referred to as grantors) do grant, bargain, sell and convey unto

TIMOTHY S. GUNNING and CHRISTA E. GUNNING
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Inst # 1996-04061
02/07/1996-04061
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$13.50
SW
00

Lot 1, according to the survey of Howard & Lucas Subdivision, as recorded in Map Book 20, Page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT to 1996 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1996 and taxes due thereafter;
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release or liability for injury or damage to persons or property as a result of the exercise of such rights;
Restrictions as recorded in Instrument number 1995-21990;
Restrictions as recorded in Instrument number 1995-11900; and
Right-of-way to Alabama Power Company as recorded in Deed 240, page 453 and Deed 40, page 454.

\$28,050.00 of the above recited consideration was furnished to grantees through a loan secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, ~~We~~ have hereunto set ~~our~~ hand(s) and seal(s), this 1ST day of February, 19 96

WITNESS:

(Seal) Dominic J. Zaidan
Dominic J. Zaidan
(Seal) Shereen R. Zaidan
Shereen R. Zaidan
(Seal) _____

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BIRMINGHAM, ALABAMA 35024

STATE OF ALABAMA
JEFFERSON COUNTY General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State hereby certify that Dominic J. Zaidan and Shereen R. Zaidan whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 1st day of February, A.D., 19 96

MY COMMISSION EXPIRES: 1-3-00

Peggy M. [Signature]
Notary Public