

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

James E. Maxwell, III
Linda L. Maxwell
1208 Southwind Drive
Helena, Alabama 35080

**GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand Dollars and the assumption of that mortgage BaneBoston Mortgage Corporation recorded in Instrument No. 1993-34890, to the undersigned Mark R. Bunn and wife June M. Bunn ("Grantor"), in hand paid by James Edward Maxwell, III and Linda Lee Maxwell ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama to-wit:

Lot 53, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, page 141, in the Probate Office of Shelby County, Alabama.
Subject to current taxes, covenants, easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this ____ day of August, 1996.

Mark R. Bunn (Seal)
Mark R. Bunn

June M. Bunn (Seal)
June M. Bunn

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark R. Bunn and wife June M. Bunn, 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 28th day of August, 1996.

Walter Fletcher
Notary Public

1996-33454
1996-33454
10/08/1996
09:18 AM
SHELBY COUNTY JUDGE OF PROBATE
001 504 12.30