

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Zeyad B. Shunnarah
Mona L. Shunnarah
2317 Aladens Crest Drive
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard G. Carnes and wife, Karen G. Carnes (herein referred to as (grantors) do grant, bargain, sell and convey unto Zeyad B. Shunnarah and Mona L. Shunnarah (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 55, according to the Survey of 2nd Sector, Aladens Woods, 2nd and 5th Sectors, as recorded in Map Book 10, page 54 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line as shown by recorded Map.
3. 10 foot Easement on north and easement of varying widths on east, as shown by recorded Map.
4. Restrictions or Covenants recorded in Real 98, page 727, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.
5. Right of Way granted to Alabama Power Company recorded in Real 139, page 571, and Real 114, page 103, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Real 117, page 614, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 4245, page 187, in the Probate Office of Jefferson County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Real 72, page 346, in the Probate Office of Shelby County, Alabama.
9. Agreement with Alabama Power Company recorded in Real 117, page 611 and Real 140, page 725, in the Probate Office of Shelby County, Alabama.
10. Release of Damages as recorded in Real 3031, page 683, in the Probate Office of Jefferson County, Alabama.
11. Release of Damages as recorded in Real 101, page 319, in the Probate Office of Shelby County, Alabama.

\$115,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd of May, 1997.

X Richard G. Carnes (Seal)
Richard G. Carnes

X Karen G. Carnes (Seal)
Karen G. Carnes

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard G. Carnes and wife, Karen G. Carnes 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 2nd day of May, 1997.

Inst # 1997-14268

05/07/1997-14268
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

[Signature]
Notary Public
Affix Seal

Inst # 1997-14268