

Birmingham Title Company, Inc.

514 NORTH 21ST STREET - PHONE 552-2244-2223

Birmingham, Alabama 35203

This instrument was prepared by

(Name) O'Neal Bishop
625 Dogwood Circle
(Address) Birmingham, AL 35244



Inst # 1997-24006

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. I, TOMMY O'NEAL BISHOP, an unmarried man,

(herein referred to as grantor) do grant, bargain, sell and convey unto Earnest H. Dunaway and wife, Polly V. Dunaway

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

Beginning at the southwest corner of the S.E. 1/4 of the S.E. 1/4 of Section 16, Township 19 South, Range 2 West and run in a northerly direction along the west line of said 1/4-1/4 section for 210 feet to a point; thence 90°01'24" right in an easterly direction for 30 feet to a point; thence 89°58'36" right in a southerly direction for 210 feet to the south line of said 1/4-1/4 section; thence 90°01'24" right in a westerly direction for 30 feet to the point of beginning. Containing 6300 square feet or 0.14 acres more or less.

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07/31/1997-24006
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HED 9.00

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 (here) do for myself (here) and for my (here) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (here) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (here) have a good right to sell and convey the same as aforesaid; that I (here) will and my (here) 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 and seal, this 23rd day of July, 19 97

WITNESS:

Witness signatures and seal: Kenneth W. ... (Seal), Tommy O'Neal Bishop (Seal), Brenda ... (Seal), ... (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, Carolyn Jo Noble, a Notary Public in and for said County, in said State, hereby certify that Tommy O'Neal Bishop 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, A. D. 19 97

Signature of Carolyn Jo Noble, Notary Public

621 Dogwood Cir
B'ham, AL 35244