

Birmingham Title Company, Inc.

314 NORTH 21ST STREET - PHONE 252-224-5382

Birmingham, Alabama 35203

This instrument was prepared by

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



Inst # 1997-24007

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 grantors) 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:

Commence 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 an easterly direction along the south line of said 1/4-1/4 section for 240 feet to a point; thence 90°01'24" left in a northerly direction for 210 feet to a point thence 89°58'36" left in a westerly direction for 33.55 feet to the point of beginning; thence continue along the last stated course for 74.95 feet to a point; thence in a northeasterly direction along the bank of a lake for 65 feet more or less to a point 8 feet westerly of an 8 inch water oak tree; thence in a southeasterly direction for 34.47 feet to the point of beginning. Containing 1066.31 square feet or 0.02 acres more or less.

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07/31/1997-24007
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 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 (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 and seal this 23rd day of July, 1997.

WITNESS: Kenneth W. Math (Seal), Tommy O'Neal Bishop (Seal), Branda Math (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., 1997

Carolyn Jo Noble (Signature)
Carolyn Jo Noble
Notary Public.