

This property does not constitute
homestead for Grantor

Send tax notice to:
Zeyad B. Shunnarah
-5562 Highway 25-
Montevallo, AL 35115

2317 Altadena
Crest Dr
BHAMAL 35242

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty-Three Thousand One Hundred Twenty-Five Dollars and no/100 and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Mike Allen, a single person, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Zeyad B. Shunnarah and his wife, Mona Shunnarah hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE1/4 of NW 1/4, Section 2, Township 24, Range 12 East, lying South of Montevallo-Calera Highway, and West of the Montevallo-Jemison Road, more particularly described as follows: As a point of reference begin at SW corner of SE 1/4 of NW 1/4; thence Easterly along the South boundary of said SE1/4 of NW 1/4 205 feet to the point of beginning of lot herein conveyed; thence in Northerly direction run 170 feet, more or less, to point 200 feet East of the West boundary of said SE1/4 of NW 1/4 to South boundary of Montevallo-Calera Road; thence in Easterly direction along South boundary of said Road 100 feet; thence in a Southerly direction parallel with the West boundary of said SE1/4 of NW1/4, 170 feet, more or less, to the South boundary of said SE1/4 of NW1/4 95 feet to the point of beginning. LESS and EXCEPT property in Real Book 306, Page 715 recorded in Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 29 day of October, 1998 at 831 Island Street, Montevallo, Alabama.

GRANTORS

Mike Allen (L.S.)
Mike Allen

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of October, 1998.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

11/03/1998-43411
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRN 42.00

Inst # 1998-43411