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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly

(Address) 2491 Palham Parkway

Palham, AL 35124

Send Tax Notice to:

(Name) James L. Dunaway & Barbara A. Dunaway

(Address) 266 Dogwood Circle

Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-One Thousand, Four Hundred Twenty-Five & no/100--DOLLARS

to the undersigned grantor Tom Lacey Construction Co., Inc.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR

does by these presents, grant, bargain, sell and convey unto

James L. Dunaway and Barbara A. 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:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 100,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Post # 1999-27914

07/02/1999-27914
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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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 21st
day of June, 19 99.

ATTEST:

Secretary

Tom Lacey Construction Co., Inc.

By Faith B. Lacey
Faith B. Lacey
Secretary

STATE OF ALABAMA

Shelby

County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Faith B. Lacey, whose name as Secretary of Tom Lacey Construction Co., Inc., a corporation, 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), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 21st day of June, A.D. 19 99.

My Commission Expires:

Notary Public

EXHIBIT "A"

A parcel of land situated in the northeast quarter of the northwest quarter and the northwest quarter of the northeast quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the northwest corner of the northwest quarter of the northeast quarter of said section; thence run east 15 feet along the north line thereof to the centerline of Shelby County Highway No. 369; thence southeast along centerline 152.0 feet; thence 90 degrees right, 30 feet to the point of beginning on the west right of way line of Shelby County Highway No. 369; thence continue on a course perpendicular to highway 366.48 feet; thence 112 degrees 18 minutes 16 seconds left, 80.18 feet; thence 41 degrees 20 minutes 14 seconds left, 129.30 feet; thence 22 degrees 09 minutes left, 213.57 feet to a point on right of way of Highway No. 369; said point being on a curve left, having a radius of 686.20 feet and subtending a central angle of 8 degrees 08 minutes 54 seconds; thence 86 degrees 03 minutes 24 seconds left to tangent of curve and run northwesterly along the arc of curve 97.59 feet; thence on tangent to curve, continue northwest along right of way line to point of beginning.

Minerals and mining rights excepted.

YBL
6/21/99

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