

THIS INSTRUMENT WAS PREPARED BY
BURDETTE, WOOLLEY & BURDETTE
Attorneys at Law
1930 Edwards Lake Road
Suite 126
Birmingham, Alabama 35235

SEND TAX NOTICE TO:
GRADY L. GUNNELLS
COURTNEY B. GUNNELLS
147 WOODBURY DRIVE
STERRETT, ALABAMA 35147

Purchase price 206,900
mlg 196,550
10,350

Deed Tax 10.30

SOJ Deed BK & Page = #1999-3080

Inst # 2001-23035

WARRANTY DEED - JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

that in consideration of TWO HUNDRED SIX THOUSAND NINE HUNDRED AND No/100 (\$206,900.00) --DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

T. DALLAN RUCH, unmarried and PETER C. KANAKIS, unmarried

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

GRADY L. GUNNELLS and COURTNEY B. GUNNELLS

(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 524, ACCORDING TO THE SURVEY OF FOREST PARKS, 5TH SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 155 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

\$196,550.00 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 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 WE have hereunto set OUR hand(s) and seal(s), this 31st day of MAY, 2001.

WITNESS:

_____(Seal)

_____(Seal)

T. D. Ruch (Seal)
T. DALLAN RUCH

Peter C. Kanakis (Seal)
PETER C. KANAKIS

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. DALLAN RUCH, unmarried and PETER C. KANAKIS, unmarried, whose name(s) ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before 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 31st day of MAY, 2001.

L. Brent Burt
Notary Public
My commission expires: 5-14-05

06/06/2001-23035
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 21.50