

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANTHONY S. SHUNNARAH
2847 BRIDLEWOOD TERRACE
HELENA, AL 35080

Inst # 2001-25605

06/21/2001-25605
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C01 16.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND DOLLARS and 00/100 (\$128,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ANTHONY S. SHUNNARAH, A SINGLE PERSON, GEORGE SHUNNARAH and LINDA S. SHUNNARAH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANTHONY S. SHUNNARAH, A SINGLE PERSON and GEORGE SHUNNARAH, and LINDA S. SHUNNARAH, HUSBAND AND WIFE (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF BRIDLEWOOD PARC, SECTOR ONE, AS RECORDED IN MAP BOOK 17, PAGE 34, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. DECLARATION OF PROTECTIVE COVENANTS FOR BRIDLEWOOD PARC RECORDED IN INSTRUMENT #1998-24193.
3. 20 FOOT BUILDING SET BACK LINE AS SHOWN BY RECORD PLAT.
4. 20 FOOT BUFFER EASEMENT AT REAR OF PROPERTY AS SHOWN BY RECORD PLAT
5. A 20 FOOT EASEMENT ON FRONT AND REAR AND 10 FOOT EASEMENT ON SIDE AS SHOWN RECORD PLAT.
6. RESTRICTIONS AS SHOWN BY RECORD PLAT.
7. EASEMENT TO CITY OF HELENA FOR SANITARY SEWER RECORDED IN REAL 364, PAGE 409.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN VOLUME 226, PAGE 553.

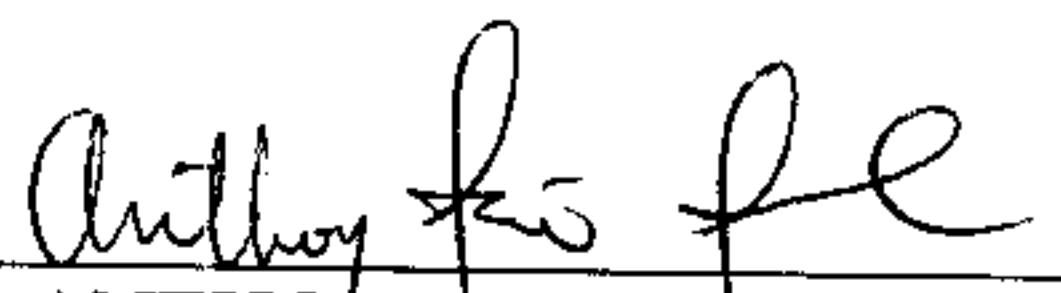
9. RESTRICTIONS AS RECORDED IN INSTRUMENT #1994-1193 AND INSTRUMENT #1994-4952.

\$126,012.00 of the consideration herein was derived from a mortgage 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 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ANTHONY S. SHUNNARAH, A SINGLE PERSON, GEORGE SHUNNARAH and LINDA S. SHUNNARAH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of June, 2001.


ANTHONY S. SHUNNARAH


GEORGE SHUNNARAH

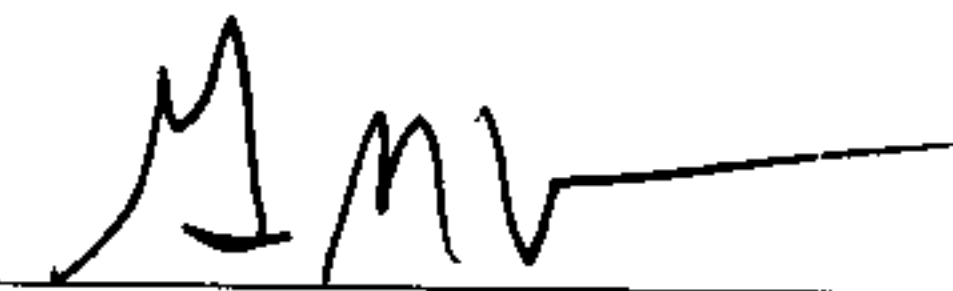

LINDA S. SHUNNARAH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANTHONY S. SHUNNARAH, A SINGLE PERSON, GEORGE SHUNNARAH and LINDA S. SHUNNARAH, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of June, 2001.


Notary Public

My commission expires: 9.29.01

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