

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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Attorney at Law

P.O. Box 119

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205/665-5102

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20020604000262660 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
06/04/2002 14:17:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) Fred Daniel Bunn

(Address) 1819-D WOODBROOK TRAIL  
ALABASTER AL 35007

\*\*\*MINIMUM VALUE: \$1,000.00\*\*\*

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rodger Dale Bunn, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Fred Daniel Bunn**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SW ¼ of SE ¼ lying south and west of Shelby County Highway No. 73, in Section 9, Township 24 North, Range 12 East.**

**LESS AND EXCEPT:**

**Commence at a concrete monument accepted as the Northwest corner of the SW ¼ of the SE ¼ of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run South 1 deg. 45' 17" East for a distance of 158.28 feet; thence North 71 deg. 42' 07" East for a distance of 132.71 feet; thence South 72 deg. 45' 53" for a distance of 138.24 feet; thence South 50 deg. 29' 53" for a distance of 146.86 feet; thence South 74 deg. 39' 53" for a distance of 71.0 feet to a point of intersection with the West right of way line of Highway No. 73; thence North 19 deg. 05' 14" West for a chord distance of 315.31 feet to a point of intersection with the North line of said ¼ ¼ section; thence south 85 deg. 16' 01" West for a distance of 342.72 feet to point of beginning. Containing 1.58 acres, more or less.**

**Pursuant to Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Real Book 383, Page 975.**

**THE REAL ESTATE HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 31 day of MAY, 2002.

Rodger Dale Bunn  
RODGER DALE BUNN

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rodger Dale Bunn**, 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 31<sup>st</sup> day of May, 2002.

Samuel J. Fichtman  
Notary Public  
My commission expires: 2/25/2003