

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.
This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Rodney Bunn

(Address) 478 Hwy. 406

Shelby, Al. 35143

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title 20030220000107960 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/20/2003 13:01:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Larry Carraway, a married man

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

Rodney Bunn and Alesia Bunn

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NW corner of Section 35, Township 24 North, Range 15 East; thence run South along section line a distance of 40.00 feet to the point of beginning; thence continue along last described course a distance of 594.67 feet; thence turn an angle of 163 degrees 05 minutes 08 seconds left and run a distance of 314.73 feet; thence turn an angle of 23 degrees 16 minutes 39 seconds left and run a distance of 128.71 feet; thence turn an angle of 04 degrees 49 minutes 38 seconds left and run a distance of 108.39 feet; thence turn an angle of 28 degrees 05 minutes 23 seconds left and run a distance of 44.43 feet; thence turn an angle of 09 degrees 11 minutes 52 seconds left and run a distance of 37.59 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated October 16, 1999.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

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, 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, I have hereunto set my hand(s) and seal(s), this 13th day of February, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

Larry Carraway
Larry Carraway (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Carraway whose name 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 13th day of February A. D., 2003

Notary Public.