

Send Tax Notice To:  
Greg Beers  
1506 Verdure Circle  
Birmingham, AL 35226

This instrument was prepared by:  
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400 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
(205) 879-5959

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## GENERAL WARRANTY DEED

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STATE OF ALABAMA     )  
JEFFERSON COUNTY    )     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Thousand Dollars (\$100,000.00) and the simultaneous exchange of real property to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Donald R. Bunn and Helen H. Bunn, husband and wife** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Greg Beers, a married person** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereto set their hands and seals this 21st day of March, 2003.

Donald R. Bunn (L.S.)  
Donald R. Bunn

Helen H. Bunn (L.S.)  
Helen H. Bunn

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald R. Bunn** 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 21<sup>st</sup> day of March, 2003.

[NOTARY SEAL]

[Signature]  
Notary Public  
My Commission Expires:  
12/28/03

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Helen H. Bunn** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>st</sup> day of March, 2003.

[NOTARY SEAL]

[Signature]  
Notary Public  
My Commission Expires:  
12/28/03

## EXHIBIT "A"

A parcel of land situated in the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being that all of that portion of the property described in Deed Book 251, Page 762 and recorded in the Office of the Judge of Probate of Shelby County, Alabama that lies East of Alabama Highway #119 and West of 4th Place S.W. Said parcel being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along the East line of said NW 1/4 of SE 1/4 for 1324.33 feet to the NE corner of said NW 1/4 of SE 1/4; thence turn a deflection angle left of 146 degrees 52 minutes 15 seconds and proceed southwesterly for 602.00 feet to the SE corner of the "Don and Helen Bunn" property as described in Deed Book 251, Page 762 and recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90 degrees and proceed northwesterly along the Southwest property line of said "Bunn" property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th Place S.W., said point being the POINT OF BEGINNING; thence continue along the last described course for 137.63 feet to a point on the Southeast right of way margin of Alabama Highway #119; thence turn a deflection angle right of 126 degrees 53 minutes 17 seconds and proceed northeasterly along said Southeast right of way margin of Alabama Highway #119 for 9.30 feet to a point; thence turn a deflection angle left of 8 degrees 23 minutes 30 seconds and continue northeasterly along said Southeast right of way margin of Alabama Highway #119 for 280.04 feet to a point at the intersection with the Westerly right of way margin of 4th Place S.W.; thence turn a deflection angle right of 151 degrees 51 minutes 25 seconds and proceed southeasterly along said Westerly right of way margin of 4th Place S.W. for 253.56 feet to the POINT OF BEGINNING.