

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Thomas J. and Pamela W. Dunaway
1410 Highway 33
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00), and other good and valuable consideration, paid to the undersigned grantor, Marlin Burnett, a married man, and Marlin Burnett, as Devisee and Personal Representative under the Will of Dorothy Faye Burnett (Probate Case Number PR-2002-000423) ("Grantor"), by Thomas J. Dunaway and Pamela W. Dunaway ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Permit to Alabama Power Company recorded in Deed Book 127, at Page 381, in Probate Office; (3) Memorandum to PCS Site Agreement between Marlin Burnett and Spring Spectrum dated December 19, 1996, recorded in Instrument No. 1997-11180, in Probate Office; (4) Non-disturbance, subordination and attornment agreement dated December 4, 1997, between Marlin Burnett, Dorothy Faye Burnett and First Alabama and Spring Spectrum recorded in Instrument No. 1997-39763.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein.

TO HAVE AND TO HOLD to the 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 Grantor does himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that

Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 30th day of April, 2003.

WITNESS:

A. Marshall

Marlin Burnett
Marlin Burnett

A. Marshall

Marlin Burnett
Marlin Burnett, as Devisee and Personal Representative under the Will of Dorothy Faye Burnett (Probate Case Number PR-2002-000423)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marlin Burnett, a married man, 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 seal this 30th day of April, 2003.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2007

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marlin Burnett, whose name as Devisee and Personal Representative under the Will of Dorothy Faye Burnett (Probate Case Number PR-2002-000423) 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, in his capacity as such Devisee and Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of April, 2003.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2007

LEGAL DESCRIPTION

Begin at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 89 degrees 53 minutes 39 seconds East along the North line of said quarter-quarter section a distance of 760.11 feet to a found old iron corner; thence run South 22 degrees 23 minutes 53 seconds West a distance of 165.03 feet to a found old iron corner; thence run South 86 degrees 00 minutes 05 seconds West a distance of 46.44 feet to a set rebar corner; thence run South 20 degrees 05 minutes 42 seconds West a distance of 345.04 feet to a set rebar corner; thence run North 41 degrees 58 minutes 47 seconds West a distance of 155.78 feet to a set rebar corner; thence run North 88 degrees 13 minutes 54 seconds West a distance of 423.45 feet to a found axle corner on the West line of same said quarter-quarter section; thence run North 00 degrees 48 minutes 14 seconds West along said West line a distance of 349.61 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated August 5, 2002.

ALSO, 40' WIDE, INGRESS, EGRESS AND UTILITY EASEMENT:

An easement situated in the Northeast Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron bolt found at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West; thence run South 89 degrees 20 minutes 55 seconds East along the North boundary of said quarter-quarter section for a distance of 371.59 feet to a point; thence run South 00 degrees 39 minutes 05 seconds West for a distance of 256.19 feet to a point; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 100.00 feet to a point; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 67.71 feet to a point, said point being the Point of Beginning of the centerline of an easement that lies 20 feet either side of herein described centerline; thence run South 26 degrees 19 minutes 03 seconds East for a distance of 58.16 feet to a point; thence run South 31 degrees 01 minute 50 seconds East for a distance of 96.83 feet to a point; thence run South 58 degrees 59 minutes 23 seconds East for a distance of 95.50 feet to a point; thence run South 62 degrees 40 minutes 43 seconds East for a distance of 39.04 feet to a point; thence run North 74 degrees 38 minutes 50 seconds East for a distance of 32.56 feet to a point; thence run South 22 degrees 23 minutes 27 seconds East for a distance of 30.57 feet to a point; thence run South 44 degrees 28 minutes 26 seconds East for a distance of 106.40 feet to the northerly right of way of Shelby County Highway 35 (a variable right of way), said point being the terminus of easement.

LESS AND EXCEPT:

A parcel of land situated in the Northeast quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron bolt found at the Northwest corner of the Northeast quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West; thence run South 89 degrees 20 minutes 55 seconds East along the North boundary of said quarter-quarter section for a distance of 371.59 feet to a point; thence run South 00 degrees 39 minutes 05 seconds West for a distance of 256.19 feet to a point, said point being the Point of Beginning; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 75.00 feet to a point; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 100.00 feet to a point; thence run South 90 degrees 00 minutes 00 seconds West for a distance of 75.00 feet to a point; thence run North 00 degrees 00 minutes 00 seconds West for a distance of 100.00 feet to a point, said point being the Point of Beginning.

Exhibit A