

SEND TAX NOTICE TO:
Richard Dunkin and Julie S. Dunkin
2716 Corsair Drive
Hoover, Alabama 35244

This instrument was prepared by:
Amanda M. Gipson
Trimmier Law Firm, LLC.
2737 Highland Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Thousand dollars & no cents (\$240,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Michael S. Hartsell and wife, Sheri E. Hartsell**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Richard Dunkin and wife, Julie S. Dunkin**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF GENTLE FOREST, AS RECORDED IN MAP BOOK 6, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Restrictions and covenants appearing of record in Misc. Volume 13, Page 215.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and imunities relating thereto as recorded in Volume 4, Page 466, and Volume 5, Page 356.
3. Right-of-way granted to Alabama Power Company recorded in Volume 102, Page 52; Volume 103, Page 40; Volume 187, Page 377 and Volume 152, Page 197.

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, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s) this **August 15, 2003**

_____(Seal)

_____(Seal)
Michael S. Hartsell

_____(Seal)

_____(Seal)
Sheri E. Hartsell

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael S. Hartsell and wife, Sheri E. Hartsell, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2003.

Notary Public.

(Seal)

my wife's by me: 03-26-2005