

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, **Ernie Dunn**, an unmarried man, **Teresa E. Masters (f/k/a Teresa Dunn)**, a married woman, and **Charlotte Estes**, an unmarried woman (hereinafter referred to as Grantors), in hand paid by **Teresa E. Masters and Charlotte Estes**, (hereinafter referred to as Grantees), the receipt and sufficiency of which are hereby acknowledged, the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following-referenced real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the City of Westover, as more fully described Deed Book 1997 at Page 16181, in the Office of the Judge of Probate of Shelby County, Alabama.

Said property being parcel number 08-5-22-0-001-026.002 in the Office of the Tax Assessor of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

This deed is given to perfect title as a result of the divorce of Ernie Dunn and Teresa Dunn.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND WE DO for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we the said Ernie Dunn, Teresa E. Masters (f/k/a Teresa Dunn) and Charlotte Estes have hereunder set our hands and seals, this 14 day of March, 2003.

Ernie Dunn

Ernie Dunn

Teresa E. Masters

Teresa E. Masters

(f/k/a/ Teresa Dunn)

Charlotte Estes

Charlotte Estes

STATE OF ALABAMA

COUNTY OF SHELBY

I, Gwendolyn May, a Notary Public for the said County in said State, do hereby certify that Ernie Dunn and Teresa Dunn whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of March, 2003.

Gwendolyn May

Notary Public

My Commission Expires:

Gwendolyn May
Notary Public, Alabama
State at Large
My Commission Expires Dec. 1, 2003

Send Tax Notice to: 110 Cedar Hill Farm Road, Harpersville, AL 35078

Prepared **With Out Title Opinion** by: Robert A. Tufts, Attorney at Law
132 N. Gay St., Suite 211, Auburn, AL 36830