

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars to the undersigned grantors, Daniel F. Balkovetz and his wife, Mary Matheson Balkovetz in hand paid by Ann Matheson Bunn, the receipt whereof is acknowledged, we, the said Daniel F. Balkovetz and wife, Mary Matheson Balkovetz, Grant, Bargain, Sell, and Convey unto the said Ann Matheson Bunn, an undivided one half interest in the following described real estate situated in Shelby County, Alabama, to wit:

The North 3/4 of the South 1/2 of the NW 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 2 East, that lies West of that certain County Road known as Dead Hollow Road S. as presently located, such land consisting of fourteen acres, more or less.

TO HAVE AND TO HOLD to the said Ann Matheson Bunn and her heirs and assigns forever. And the undersigned grantors, Daniel F. Balkovetz and his wife, Mary Matheson Balkovetz, covenant with the said Ann Matheson Bunn, her heirs and assigns, that the said Grantors are lawfully seized in fee simple of said real estate herein above described, that it is free from all encumbrances, that said grantors have a good right to sell and convey the same as foresaid; that we, and our heirs and assigns will warrant and defend to the said Ann Matheson Bunn, her heirs and assigns, forever against the lawful claims of all persons.

In witness whereof, we have each set our hand and seal this 10th day of ~~January~~ ^{February}, 2004.

Daniel Balkovetz SEAL
Daniel F. Balkovetz

Mary Matheson Balkovetz SEAL
Mary Matheson Balkovetz

WITNESS

Lee M. Powell
Notary

MY COMMISSION EXPIRES
DECEMBER 31, 2005.

Allene Gueri - witness