

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

120,000

**KNOW ALL MEN BY THESE PRESENTS:** That this indenture is made and entered into on this the 17<sup>th</sup> day of March 2004, by and between **RICHARD JOE DUNKIN** and **JULIE S. DUNKIN**, parties of the first part, and **JULIE S. DUNKIN**, party of the second part, of Shelby County, Alabama, and that FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00) to the parties of the first part in hand paid by the party of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part have granted, bargained, and sold and do by these presents grant, bargain, sell, and convey unto the party of the second part the following described real estate, situated in SHELBY 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 immunities 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.


**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.**

**THE ABOVE DESCRIPTION WAS FURNISHED BY GRANTOR(S) HEREIN.**

TO HAVE AND TO HOLD together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the party of the second part, his heirs and assigns, in fee simple.

And the parties of the first part do hereby covenant with the party of the second part that they are lawfully seized in fee of the said premises, that they have a good right to sell and convey the same, that said premises are free from encumbrance, except as herein stated, and that subject to said exceptions, they warrant and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals on this the 17<sup>th</sup> day of March 2004.

  
RICHARD JOE DUNKIN

  
JULIE S. DUNKIN

STATE OF ALABAMA )

COUNTY OF Talladega )

I, the undersigned authority, a notary public in and for said state and county, personally appeared RICHARD JOE DUNKIN 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 the 17<sup>th</sup> day of March 2004.

Karen Wynn  
Notary Public

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned authority, a notary public in and for said state and county, personally appeared JULIE S. DUNKIN 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 the 16 day of MARCH 2004.

Celen L. Russell  
Notary Public

THIS INSTRUMENT PREPARED BY:

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