


This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
JAMES & TRACY DUNN  
285 McClure Drive  
Wilsonville AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20040907000498740 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
09/07/2004 14:42:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED ELEVEN THOUSAND DOLLARS AND NO/00 (\$211,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JIMMY F. PETERS JR. AND WIFE, ROSEBELLE PETERS** (herein referred to as grantor) grant, bargain, sell and convey unto, **JAMES E. DUNN AND TRACY L. DUNN** (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

LOT 8, SECTOR C, ACCORDING TO THE SURVEY OF THE HOMESTEAD, AS RECORDED IN MAP BOOK 8, PAGE 167 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

\$211,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 31<sup>ST</sup> day of August 2004.

Jimmy F. Peters, Jr.  
Jimmy F. Peters, Jr.

Rosebelle Peters  
Rosebelle Peters

Jimmy F. Peters, Jr.  
Jimmy F. Peters, Jr.

Rosebelle Peters  
BY: Rosebelle Peters; Attorney in Fact; under Power  
Of Attorney Recorded in Instrument # 20040907000498730  
In Probate Office of Shelby County, Alabama.

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rosebelle Peters and Rosebelle Peters as Attorney in Fact for Jimmy F. Peters, Jr. 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of August, 2004.

Mike T. Atchison  
Notary Public

My commission expires: 2-20-07