

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ **135,000.00** to the undersigned Grantor(s), **William A. Dunsmore, an unmarried man**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Monte M. Barth and Deborah Barth** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

Address of Property: 2316 Chandawood Drive
Pelham, Alabama 35124

Described property to become the homestead of the Grantees

Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ **105,000.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives 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 said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 10th day of December, 2004.

By: *W. A. Dunsmore*
Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William A. Dunsmore, an unmarried man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2004.

Shirley C Bell
Notary Public

Commission Expires: 10/19/2008

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Monte M. Barth & Deborah Barth
2316 Chandawood Drive
Pelham, Alabama 35124

EXHIBIT A

Parcel I:

Lot 256, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama described as follows:

Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 617.60 feet to the Southeasterly right of way of Dalton Drive and the point of beginning; said Dalton Drive being shown on a map of Chandalar South, Sixth Sector Addition, as recorded in map Book 7, Page 50, in the Probate Office of Shelby County, Alabama; thence turn right $130^{\circ} 26' 50''$ along said right of way a distance of 397.52 feet; thence turn left $114^{\circ} 14' 00''$ a distance of 153.53 feet; thence turn right $06^{\circ} 14' 00''$ a distance of 124.77 feet; thence turn right $27^{\circ} 15' 00''$ a distance of 124.77 feet; thence turn right $27^{\circ} 15' 00''$ a distance of 240.26 feet; thence turn right $04^{\circ} 44' 10''$ a distance of 291.59 feet to the Northwesterly right of way of Chandawood Drive; thence turn left $76^{\circ} 26' 30''$ a distance of 174.87 feet; thence turn right $05^{\circ} 35' 24''$ a distance of 326.54 feet; thence turn right $48^{\circ} 06' 09''$ a distance of 300.57 feet; thence turn right $27^{\circ} 44' 57''$ a distance of 42.00 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn left $130^{\circ} 00' 00''$ along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 177.95 feet to the point of beginning.

Less and except Lots A & B, Chandalar South, 7th Sector, as recorded in Map Book 8, Page 180, in the Probate Office of Shelby County, Alabama.