20050519000242140 1/2 $168.00
Shelby Cnty Judge of Probate,AL
05/19/2005 08:39:46AM FILED/CERT

Grantees' Address:
100 Crestmont Lane
Pelham, AL 35124

This instrument was prepared by PRUETT & WALDRUP, L.L.C., Attorneys at Law, 111 South Fourth Street, Gadsden, Alabama 35901

Warranty Deed, Joint With Right of Survivorship

State of Alabama)

County of Shelby

Know all men by these presents:

That in consideration of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, we, **KEVIN M. HUNTON and wife, KIMBERLY G. HUNTON,**(hereinafter referred to as Grantors) does grant, bargain, sell and convey unto **JAMES A. DUNN and wife, LISA DUNN** (hereinafter referred to as Grantees) for and during their joint lives 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 described real estate situated in Etowah County, Alabama, to-wit:

Lot 1, according to a Resurvey of Crestmont, as recorded in Map Book 22, page 30 in the Probate Office, Shelby County, Alabama.

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 we do for ourselves and for our heirs and personal representatives 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 a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/19/2005
State of Alabama

Deed Tax:$154.00

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In witness whereof, We have hereunto set our hand and seal this 12th day of May, 2005.

KEVIN M. HUNTON

KIMBERLY G. HUNTON

STATE OF ALABAMA)

COUNTY OF ETOWAH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN M. HUNTON and wife, KIMBERLY G. HUNTON, 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 12TH day of May, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-22-05