

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

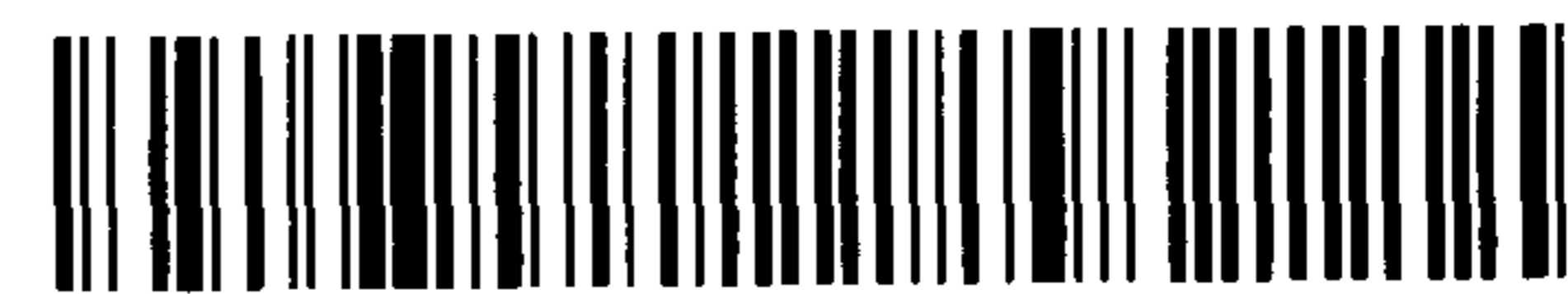
Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Rick R. Dunlap
112 Grant Circle
Calera, Alabama 35040

STATE OF ALABAMA)

SHELBY COUNTY)

SPECIAL WARRANTY DEED

(Joint Tenancy with Right of Survivorship)



20050801000384660 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
08/01/2005 10:31:16AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Four Thousand and 00/100 (\$144,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **National City Bank of Indiana, a national bank**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rick R. Dunlap and Kristi A. Dunlap**, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 218, according to the survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29 page 45 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

\$141,769.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to a statutory right of redemption for a period of one year from March 22, 2005.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

IN WITNESS WHEREOF, said GRANTOR, National City Bank of Indiana, a national bank, by and through its officer, has hereunto set its hand and seal this the 17th day of July, 2005.

National City Bank of Indiana, a national bank

Eileen Papariella

By: Eileen Papariella, Asst VP

Its: _____

STATE OF Pennsylvania)
COUNTY OF Allegheny)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Eileen Papariella, Asst VP, whose name as ASST. VICE PRES of National City Bank of Indiana, a national bank, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national bank on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of July, 2005.

MS KAD

Mary Fran Felton
NOTARY PUBLIC

My Commission Expires:

