

Send tax notice to:
James J. Grundhoefer
Lou Ann Grundhoefer
2608 Drennen Place
Birmingham, AL 35242

This Instrument Prepared By:
Gilmer T. Simmons
Simmons & Simmons, P.C.
1163 Center Point Parkway
Suite 100
Birmingham, Alabama 35215

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Twenty Thousand and 00/100 (\$320,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

Larry Ray Dunn and Martha Bowers Dunn, husband and wife,

(herein referred to as grantors) do grant, bargain, sell and convey unto

James J. Grundhoefer and Lou Ann Grundhoefer,

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the survey of Meadowridge, as recorded in Map Book 11, Page 40 A and B, in the Probate Office of Shelby County, Alabama.

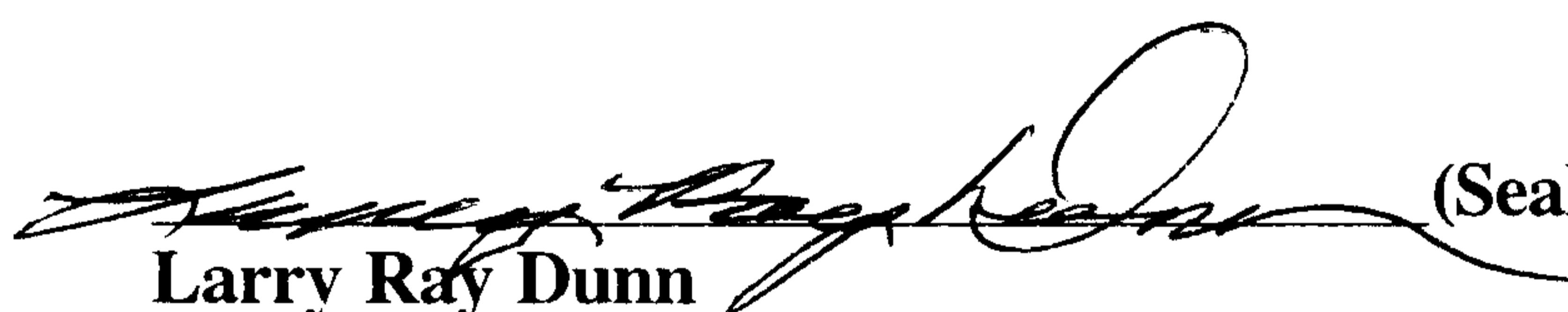
Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

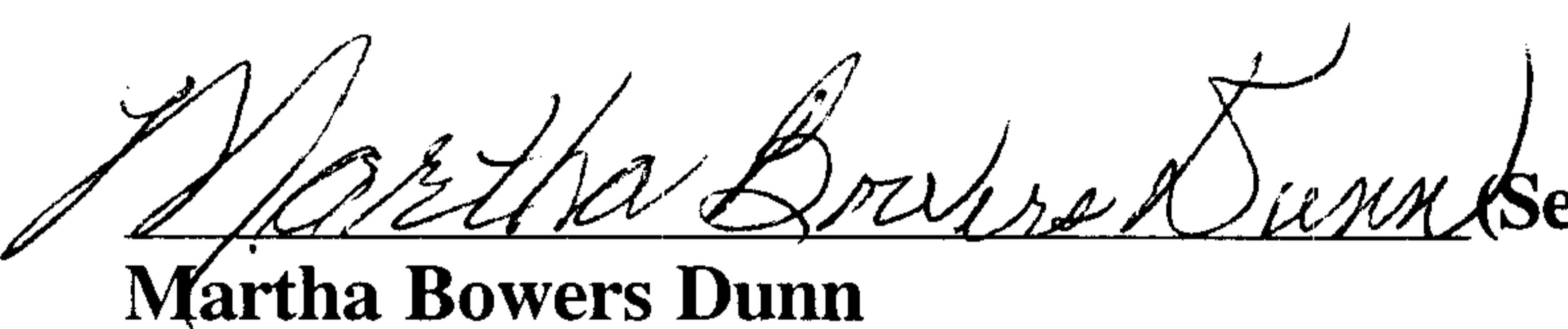
\$320,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of February, 2006.

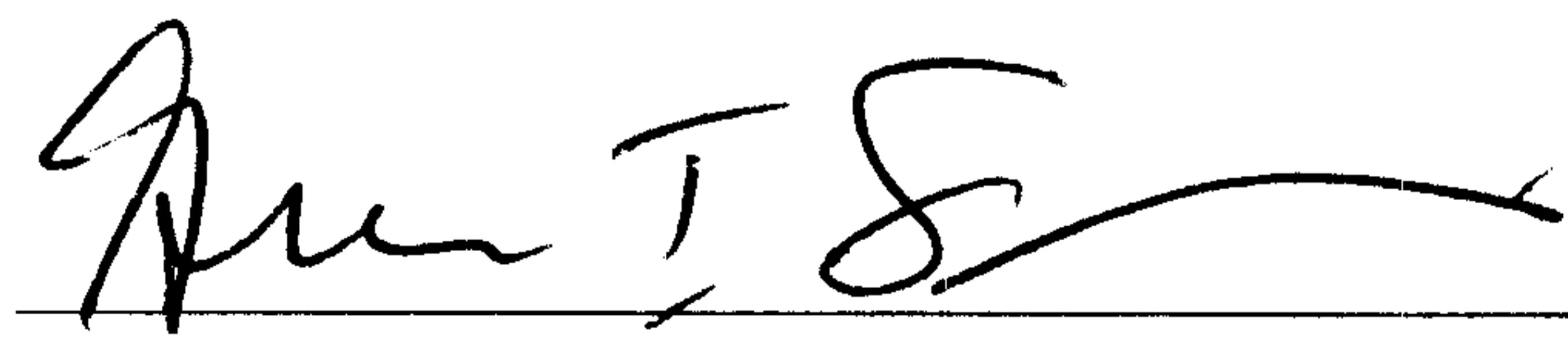

Larry Ray Dunn (Seal)


Martha Bowers Dunn (Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Gilmer T. Simmons, a Notary Public in and for said County, in said State, hereby certify that **Larry Ray Dunn and Martha Bowers Dunn**, husband and wife, 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 the 27th day of February, 2006.


Notary Public
My Commission expires: 12/20/2009