

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Ms. Stephanie Dunkin
104 Myrtle Street
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nineteen Thousand Nine Hundred and no/00 DOLLARS (\$119,900.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, LARRY D. GRAVITT and wife, EMILY GRAVITT, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, STEPHANIE DUNKIN, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

## SUBJECT TO:

- 1. Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- 2. Restrictive covenants as shown on record map.
- 3. 30-foot building set back line from Myrtle Street as shown on recorded map.
- 4. Transmission line permits to Alabama Power Company as recorded in Deed Book 187, Page 370, in Probate Office.
- 5. Sewer easement to the City of Columbiana as recorded in Deed Book 271, Page 197, in Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 24th day of March,

Lafry D. Gravitt

Emily Gravitt

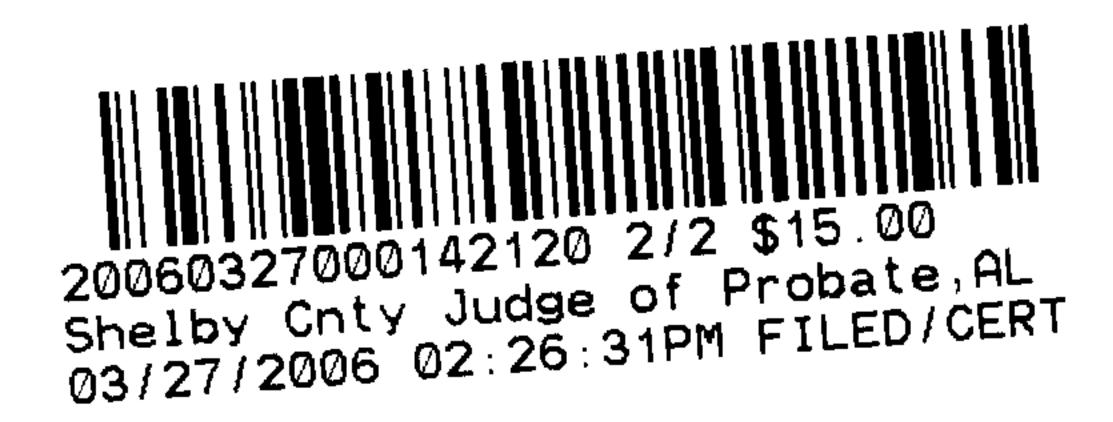
STATE OF ALABAMA SHELBY COUNTY

2006.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry D. Gravitt and Emily Gravitt, 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 24th day of March, 2006.

My Commission Expires: 10-6-08



## EXHIBIT "A" LEGAL DESCRIPTION

Lot 5, according to the survey of McDow, Walton & Harrison Subdivision in the Town of Columbiana, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama. ALSO, The South 10 feet of uniform width off Lot 4, according to McDow Walton and Harrison Subdivision, all as shown by map recording in Map Book 3, Page 153, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.