200701080000009580 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 01/08/2007 12:54:56PM FILED/CERT

This instrument prepared by:

LAW OFFICE OF JOHN R. FRANKS, JR., LLC

ATTORNEY AT LAW

JOHN R. FRANKS, JR.

2820 COLUMBIANA ROAD, SUITE 210 BIRMINGHAM, ALABAMA 35216

TELEPHONE (205) 313-3966 FACSIMILE (205) 823-5374 A purchase money mortgage in the amount of \$350,000 is being filed simultaneously herewith.

STATE OF ALABAMA

SHELBY COUNTY

9

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$350,000 and other good and valuable consideration WALTER READUS, a single man ("Grantor"), grants, bargains, sells, and conveys to TITA DUNKLIN ("Grantee") all of Grantor's right, title and interest in and to the following described real estate located in SHELBY County, Alabama (the "Real Property"):

Lot 87, according to the Survey of Meadowbrook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

This conveyance is made to Grantee absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property.

Grantor warrants and represents to Grantee that (i) Grantor is lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantor is entitled to the immediate possession of the Real Property; and (iv) Grantor has the right to sell and convey the Real Property to Grantee.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 19th day of December 2006.

WALTER READUS, Grantor

STATE OF ALABAMA

SS.

I, the undersigned notary public in and for said county in and for said state, hereby certify that WALTER READUS, whose name 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 foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 19th day of December 2006.

Notary Fublic My Commission Expires:

Margaret S Wills
My Commission
Expires 3-14-2009

South Title