THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

20070305000099010 1/1 \$52.00 Shelby Cnty Judge of Probate, AL 03/05/2007 02:17:04PM FILED/CERT

Send tax notice to: Nathan Kimes Tammy Dinga 2256 North Chandalar Drive Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred eighty thousand and 00/100 (\$180,000.00) DOLLARS [of which amount \$140,000.00] is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Johnny Shunnarah and wife, Tracey L. Rothoff nka Tracey L. Shunnarah (herein referred to as grantors) do grant, bargain, sell and convey unto Nathan Kimes (49% interest) and Tammy Dinga (51% interest) (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 21, according to the Survey of Chanda Terrace, 5th Sector, as recorded in Map Book 14, Page 10, in the Probate Office of Shelby County, Alabama.

It is the intention of the grantors to vest 49% interest in the title to the above described to Nathan Kimes, and 51% interest to Tammy Dinga.

Tracey L. Shunnarah named herein is one and the same as Tracey L. Rothoff, grantee in deed recorded on September 24, 1996, in Insturment #1996-31460.

> Shelby County, AL 03/05/2007 State of Alabama

Deed Tax: \$40,00

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEÉ, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 2, 2007

WITNESS: (SEAL) (SEAL) nka Tracey L. Shunnarah

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Shunnarah and wife, Tracey L. Rothoff nka Tracey L. Shunnarah, whose name(s) 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 on March 2, 2007.

NOTARY PUBLIC

My commission expires: 4-6-08

MOTARY