

This Instrument Prepared By:
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Felicia Gannon 1881 20<sup>th</sup> Street Calera, AL 35040

STATE OF ALABAMA	)	
	)	WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY		WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$110,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Emily Edwards Dunkling and husband, Michael Shane Dunkling, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Felicia Gannon, an unmarried person and Ronnie Fenley, an unmarried person, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A".

Note: Emily Edwards Ellison and Emily Edwards Dunkling are one and the same person.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF MORTGAGEAMERICA, INC., IN THE SUM OF \$110,500.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the <u>27<sup>th</sup></u> day of <u>February</u>, 2007.

<u>GRANTOR</u>			
Emily Edwards Dunkling	Klin(L.S.)	Michael Shane Dunkling	L.S.)
STATE OF ALABAMA	) ACKNOWLED		
SHELBY COUNTY			

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Emily Edwards Dunkling and Michael Shane Dunkling*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL STAL OF OFFICE on this the 27th day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

13/09

# COMMITMENT

20070307000102760 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/07/2007 09:39:36AM FILED/CERT

#### SCHEDULE A

File No.: S-07-15654

Commitment No.: C-S-07-15654

### EXHIBIT A

# PARCEL I:

Lot 4, according to Capps Subdivision, as recorded in Map Book 3, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

# PARCEL II:

Lot 5 and the South 1/2 of Lot 4, according to the Map and Survey of Calmont Heights, as recorded in Map Book 3, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commencing at the Southeast corner of Section 20, Township 22, Range 2 West, and run thence in a Westerly direction along Freeman's Base Line and the South line of said Section for a distance of 146.13 feet to the point of beginning; thence turn an angle of 64 degrees 49 minutes to the right and run a distance of 192.72 feet; turn thence an angle of 90 degrees 00 minutes to the left and run 127 feet; turn thence an angle of 94 degrees 58 minutes to the left and run a distance of 140.53 feet to a point of intersection with the Base Line and with the South line of said Section 20; turn thence an angle of 59 degrees 51 minutes to the left and run thence in an Easterly direction along said Base Line and the South line of said Section 20 for a distance of 124.31 feet to the point of beginning.

STEWART TITLE
GUARANTY COMPANY

"This Commitment is not valid unless Schedule A, Schedule B Section - I and Schedule B Section - II are included,"

Schedule A of this Commitment consists of 2 page(s)