

This instrument was prepared by:
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Columbiana, AL 35051

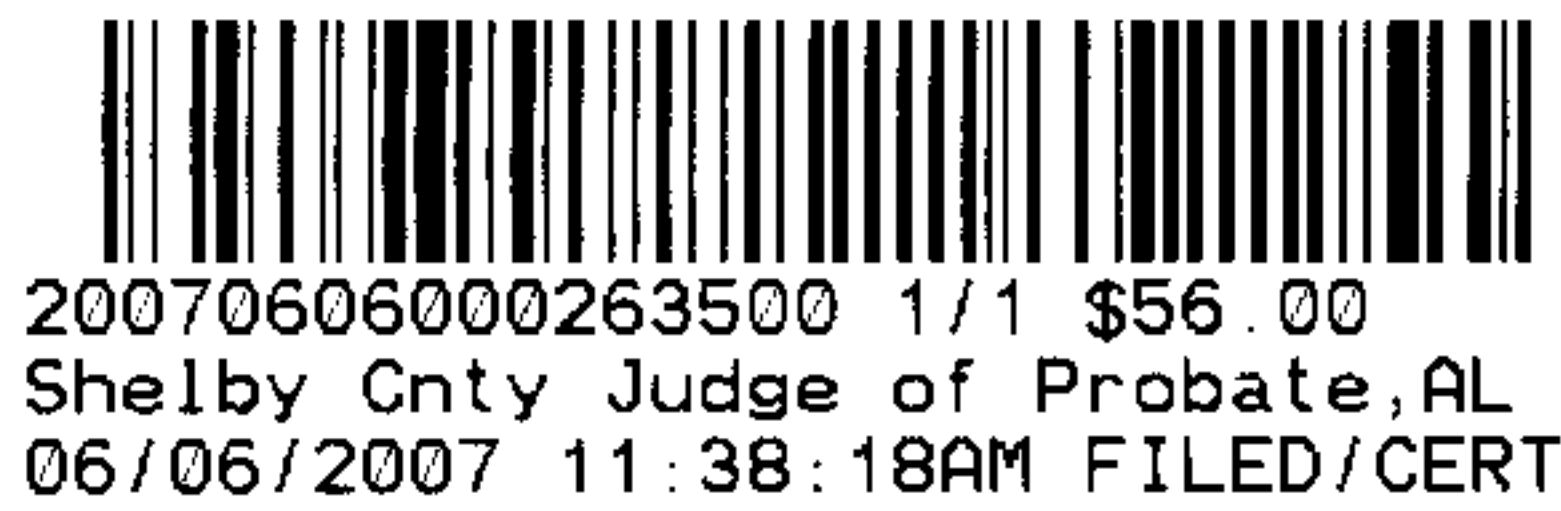
Send Tax Notice To: Terry F. Dunavant
156 RiverRidge Dr.
HELENA, AL. 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Forty Five Thousand dollars and Zero cents (\$45,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, THE ESTATE OF WILLIE MAE BURROW, by Sanford D. Hatton, Jr. as Conservator (herein referred to as grantors) do grant, bargain, sell and convey unto Terry F. Dunavant and Rosaline H. Dunavant (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NE corner of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 2 West; then run Southerly along the East line of said 1/4-1/4 for a distance of 400 feet; then turn right and run West parallel with the North line of said South 1/2 to the West line of the above described property;(above described property is described in Real Book 318, Page 466); then turn right and run Northerly along the West line of the above described property to the North line of said South 1/2; then turn an angle to the right of 82 degrees 54 minutes 55 seconds and run Easterly along the North line of said South 1/2 for a distance of 219.71 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years.

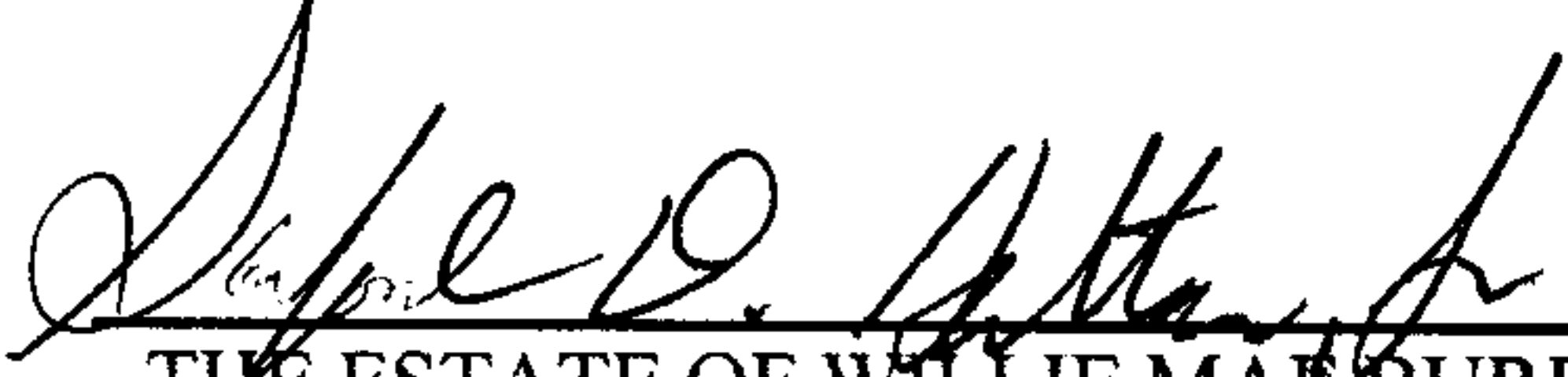
Constitutes no part of the homestead of the grantor or grantor's spouse.

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

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of May, 2007.

_____ (Seal)		_____ (Seal)
	THE ESTATE OF WILLIE MAE BURROW	
	By: Sanford D. Hatton, Jr. as Conservator	
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
	_____	_____ (Seal)

STATE OF ALABAMA

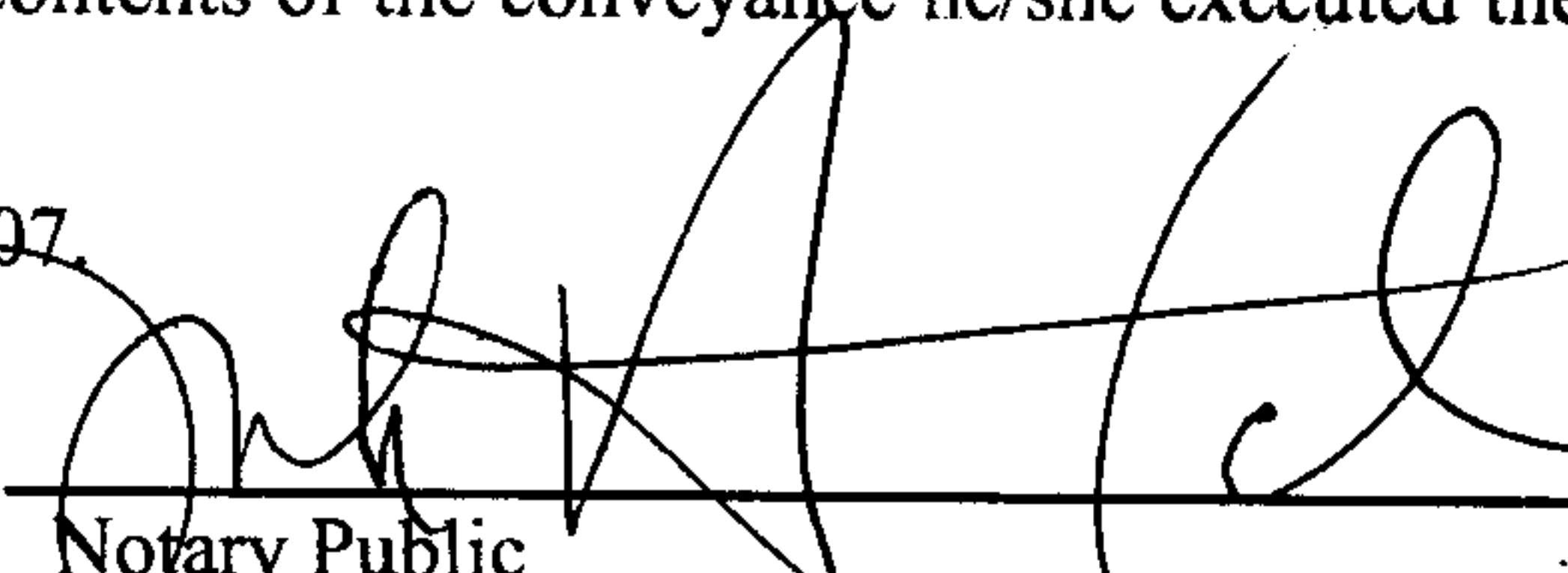
}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THE ESTATE OF WILLIE MAE BURROW, by Sanford D. Hatton, Jr. as Conservator, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2007.


Notary Public
My Commission Expires: 10/16/08
