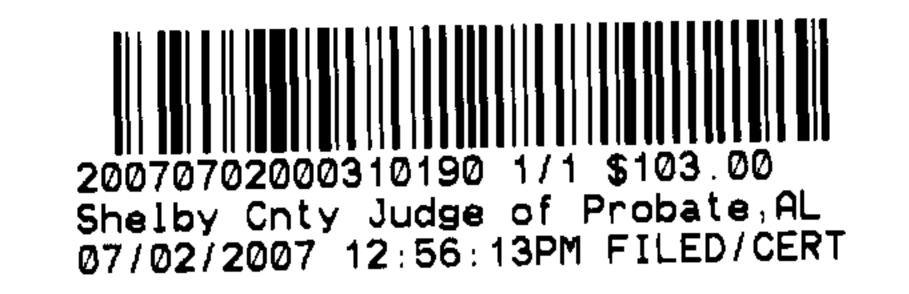
Return to: Courtney Mason & Associates, P.C. 1504 Indian Lake Drive, Suite 101 Birmingham, Alabama 35244



Send Tax Notice to: Mr. & Mrs. Stanley C. Dunton 1001 Berrington Circle Birmingham, Alabama 35242

STATE OF ALABAMA	
SHELBY COUNTY	

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Four hundred fifty eight thousand and 00/100 (\$458,000.00), and other good and valuable consideration, this day in hand paid to the undersigned, Susan M. Alley and John T. Alley, Jr., wife and husband, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Stanley Dunton and Mary K. Dunton, husband and wife, (hereinafter referred to as 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 the County of Shelby, and State of Alabama, to-wit:

Lot 1035, according to the Map and Survey of Brook Highland, an Eddleman Community, 10th Sector, 2nd Phase, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines, rights of way and limitations of record.

\$366,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And we do for ourselves, our heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of the aforementioned premises; that said property is free from all encumbrances, except as hereinabove provided; that we have a good right to sell and convey same as aforesaid; and that we will and our heirs, executors and administrators shall WARRANT AND DEFEND the premises to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 2011 , 2007. Susan M. Alley John T. Alley, Jr. STATE OF ALABAMA **COUNTY OF LEE**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Susan M. Alley and John T. Alley, Jr., wife and husband, 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 same, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of JUNC

(SEAL)

Notary Public

My Commission Expires: 2/4/09

This instrument prepared by:

John T. Alley, Jr. 1965 East University Drive, Suite 101 Auburn, Alabama 36830 (334)887-3600

Shelby County, AL 07/02/2007 State of Alabama

Deed Tax: \$92.00