

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

Jonas Barry Bundy and Bobbie Jo Bundy
149 Shelby Farms Drive
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Ken Underwood Classic Homes, Inc. (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Jonas Barry Bundy and Bobbie Jo Bundy (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 118, according to the Final Plat of Shelby Farms Subdivision, as recorded in Map Book 38, page 149, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 5th day of May, 2008.

Ken Underwood Classic Homes, Inc.

Shelby County, AL 05/15/2008
State of Alabama

Deed Tax: \$220.00

By: 
Ken Underwood, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ken Underwood as President of Ken Underwood Classic Homes, whose name is signed to the foregoing instrument, and who is known to me, he acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 5th day of May, 2008.


Notary Public

My Commission Expires: 9/29/2010

