

SEND TAX NOTICE TO:
Mr. & Mrs. Michael D. Dunigan
1016 Merion Drive
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:
Blake J. Tompkins
Tompkins Law Firm LLC
3009 Firefighter Lane
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

**GENERAL WARRANTY DEED WITH
JOINT RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Three Thousand and 00/100 Dollars (\$203,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **Brian Merrill and Carrie Merrill**, a married couple (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael D. Dunigan and Amy L. Dunigan** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 38, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. Those taxes and special assessments for the year 2008, and subsequent years, which are not yet due and payable.
2. Restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record.
3. Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

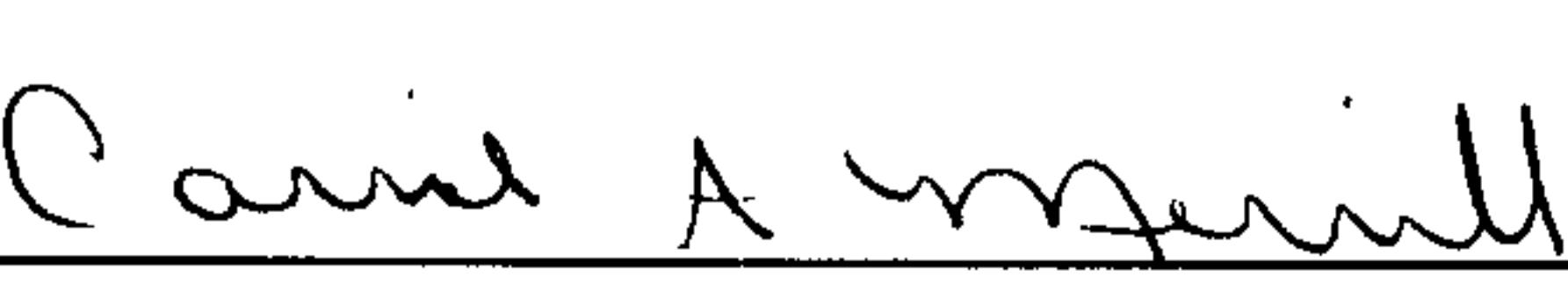
\$199,863.00 of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the 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 the heirs and assigns of such survivor, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto caused this instrument to be executed this 2nd day of June, 2008.



Brian Merrill



Carrie Merrill

20080604000227310 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
06/04/2008 01:42:22PM FILED/CERT

STATE OF ALABAMA

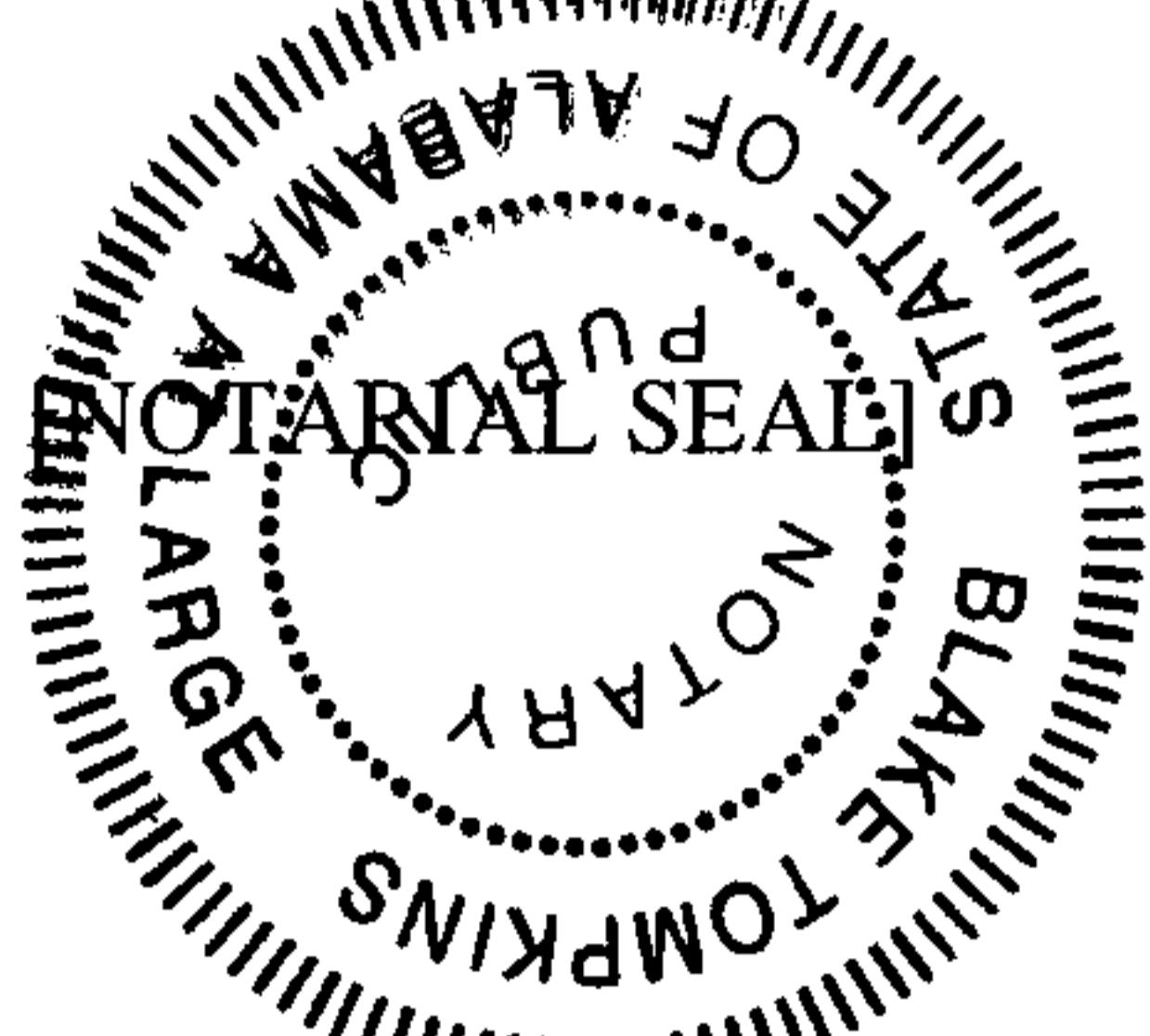
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COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Brian Merrill**, 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, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of June, 2008.





Notary Public
My commission expires: _____

BLAKE TOMPKINS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 28, 2008

STATE OF ALABAMA

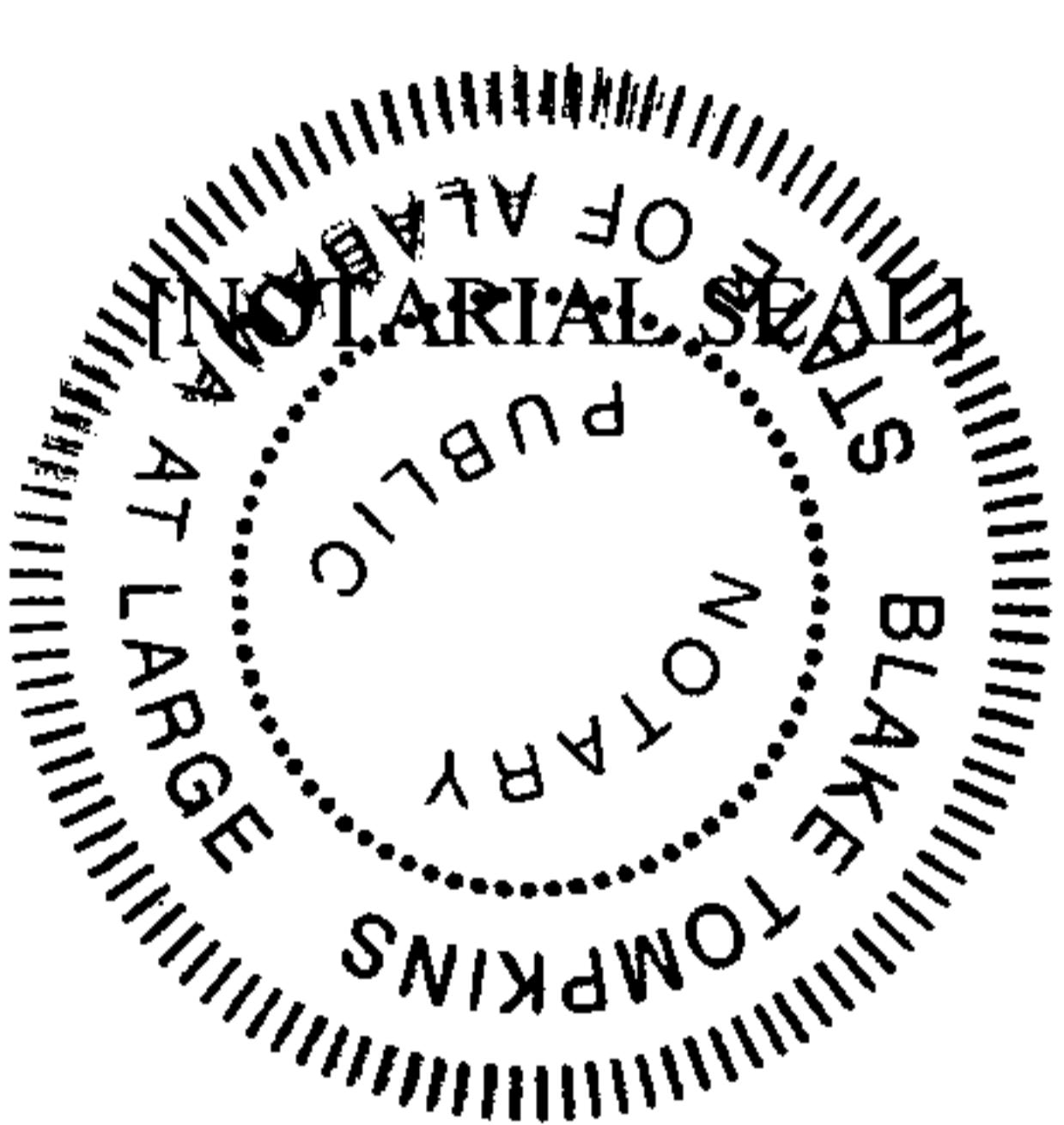
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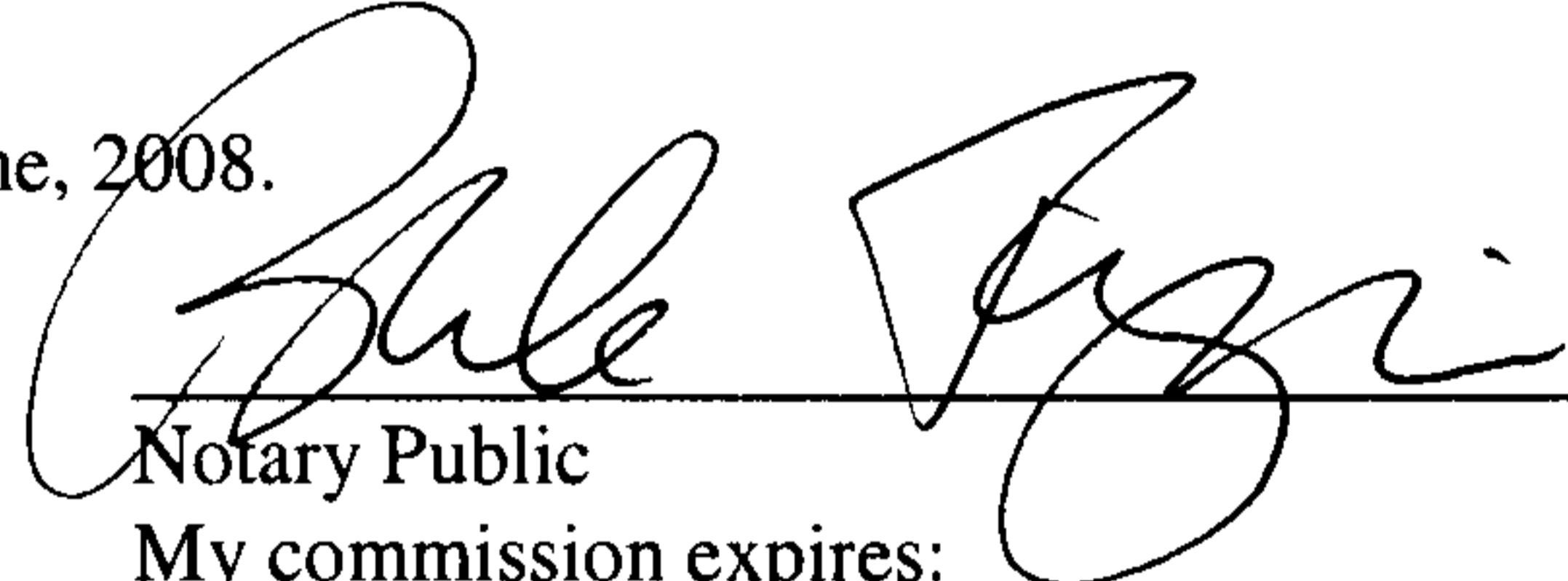
COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Carrie Merrill**, 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, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of June, 2008.





Notary Public
My commission expires: _____

BLAKE TOMPKINS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 28, 2008

Shelby County, AL 06/04/2008
State of Alabama

Deed Tax: \$3.50