

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Terry F. Dunavant
156 Riverridge Dr.
Helena, AL 35080



20080605000229560 1/1 \$16.00
She1by Cnty Judge of Probate, AL
06/05/2008 01:18:42PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

Shelby County, AL 06/05/2008
State of Alabama

Deed Tax: \$5.00

That in consideration of Five Thousand dollars and Zero cents (\$5,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, TERRY F. DUNAVANT AND WIFE, ROSALINE H. DUNAVANT (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto TERRY F. DUNAVANT AND ROSALINE H. DUNAVANT (herein referred to as grantee, whether one or more), 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 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 4th day of June 2008.

(SEAL)

(SEAL)

Terry F. Dunavant

(SEAL)

(SEAL)

Rosaline H. Dunavant

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Terry F. Dunavant and Rosaline H. Dunavant 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 4th day of June 2008

