


Deed prepared without benefit of title. Description provided by the grantor.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20080605000229570 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
06/05/2008 01:18:43PM FILED/CERT

Send Tax Notice to:
Terry F. Dunavant
156 Riverridge Drive
Helena, AL 35080

WARRANTY DEED

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

STATE OF ALABAMA)
SHELBY COUNTY)

Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **TERRY F. DUNAVANT AND WIFE, ROSALINE H. DUNAVANT**, grant, bargain, sell and convey unto **TERRY F. DUNAVANT AND ROSALINE H. DUNAVANT**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 304A according to the Final Plat River Woods Third Sector Resurvey as recorded in Map Book 31, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to:

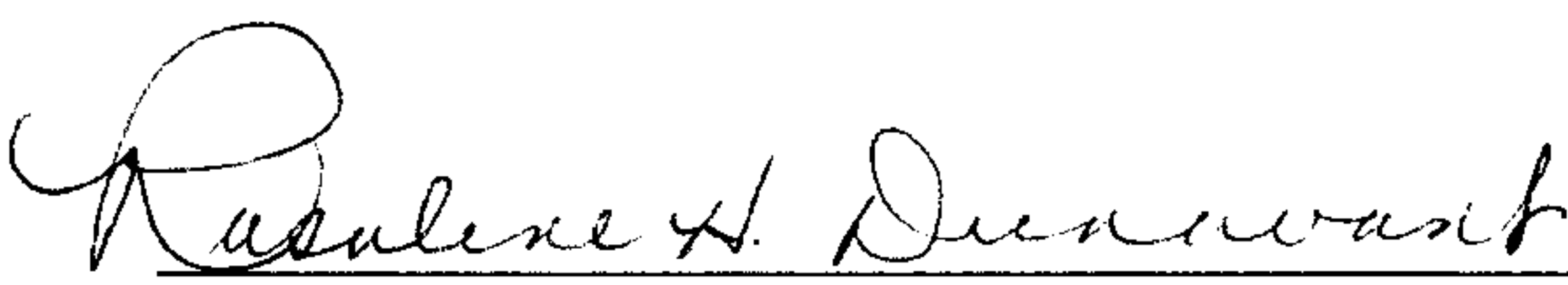
1. 50 foot building line as shown by recorded map.
2. 200 foot setback line from rear as per Cahaba River overlay.
3. Restrictions as shown by recorded map.
4. Reservations, provisions, exceptions and conditions recorded in Real Book 112, Page 876 and Real Book 328, Page 1 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights incident thereto recorded in Real Book 180, Page 715 in the Probate Office of Shelby County, Alabama.
6. Memorandum of oil and gas lease recorded in Real Book 370, Page 932 in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Instrument 2002-7338 and Instrument 20020730000356170 in the Probate Office of Shelby County, Alabama.
8. Easement agreement between grantor and grantee.

TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

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

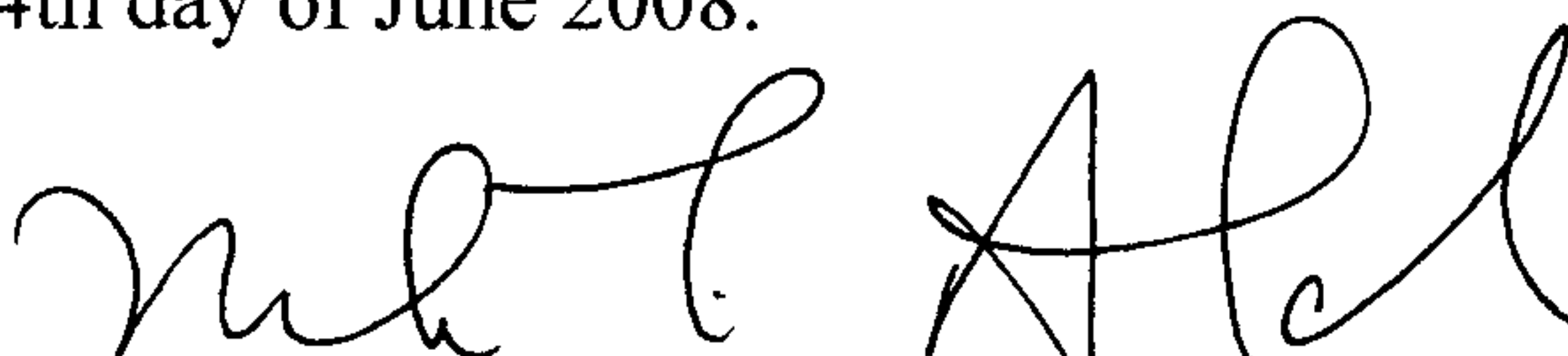

TERRY F. DUNAVANT


ROSALINE H. DUNAVANT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June 2008.


Notary Public

My Commission Expires: 10-16-08

