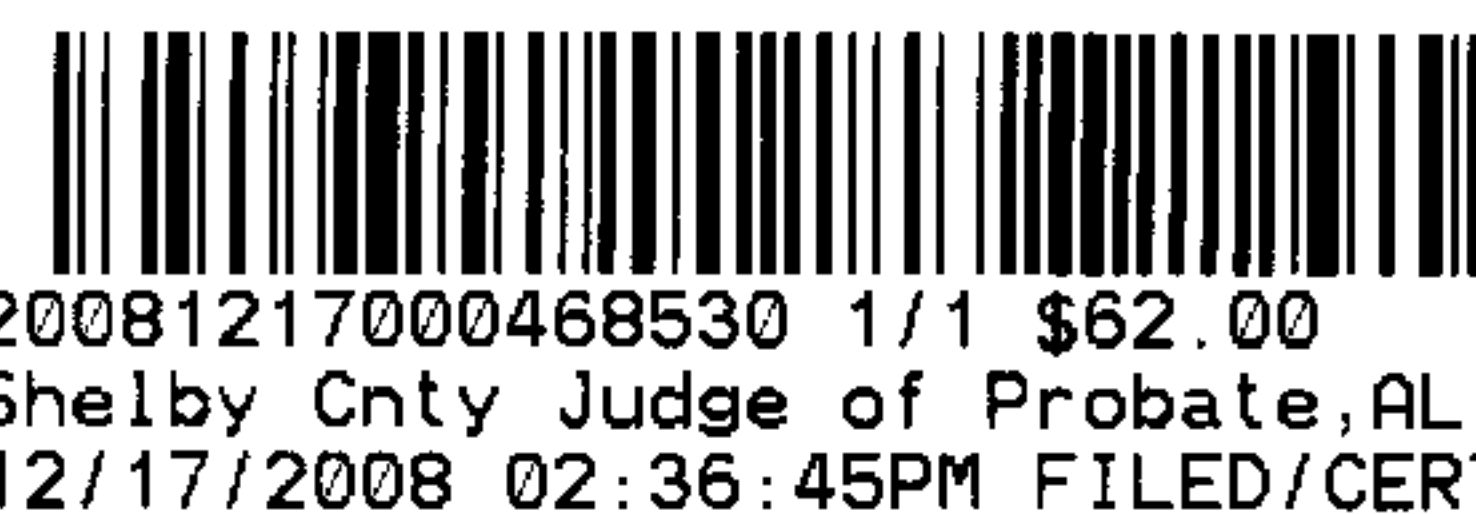


This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 West
Birmingham, AL 35223

SEND TAX NOTICE TO:
William K. Dunham, III
Brooke Burton Dunham
1316 Willow Oaks Drive
Wilsonville, Alabama 35186



STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

Shelby County, AL 12/17/2008
State of Alabama

Deed Tax: \$51.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Fifty Five Thousand dollars and Zero cents \$255,000.00**) in hand paid by **William K. Dunham, III and Brooke Burton Dunham** (hereinafter referred to as "GRANTEES") to **Willow Oaks, LLC** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **William K. Dunham, III and Brooke Burton Dunham**, as joint tenants with rights of survivorship, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 302, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137-A-137-C, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 herein shall take as tenants in common.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this **25th day of November, 2008**.

Willow Oaks, LLC

By: _____

John Palmer

Its: **Managing Member**

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Palmer, whose name(s) is/are signed to the foregoing conveyance as the Managing Member of **Willow Oaks, LLC**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **25th day of November, 2008**.

Notary Public

Commission expires: _____

