

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$134,000.00** to the undersigned Grantor(s), **Sean Brooks, married but not joined herein by spouse (non homestead property)** in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Mitchel S. Bunting and Lara B. Bunting** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Amended Map of The Meadows, Plat One, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

**Address of Property: 116 Wildflower Trail
Alabaster, Alabama 35007**

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR SPOUSE.

Subject to taxes for the year 2009 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$134,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said 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 forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 18th day of March, 2009.

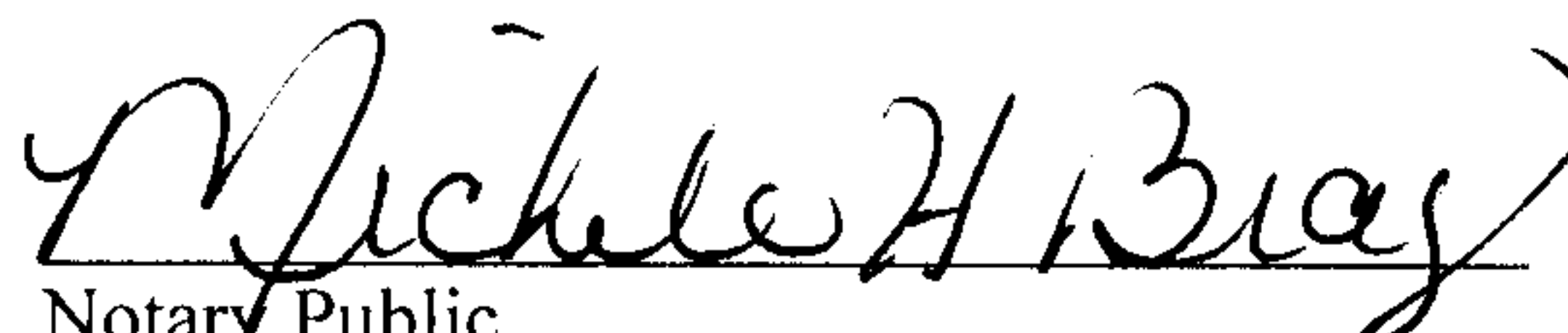
By:


Sean Brooks, Grantor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sean Brooks**, 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.

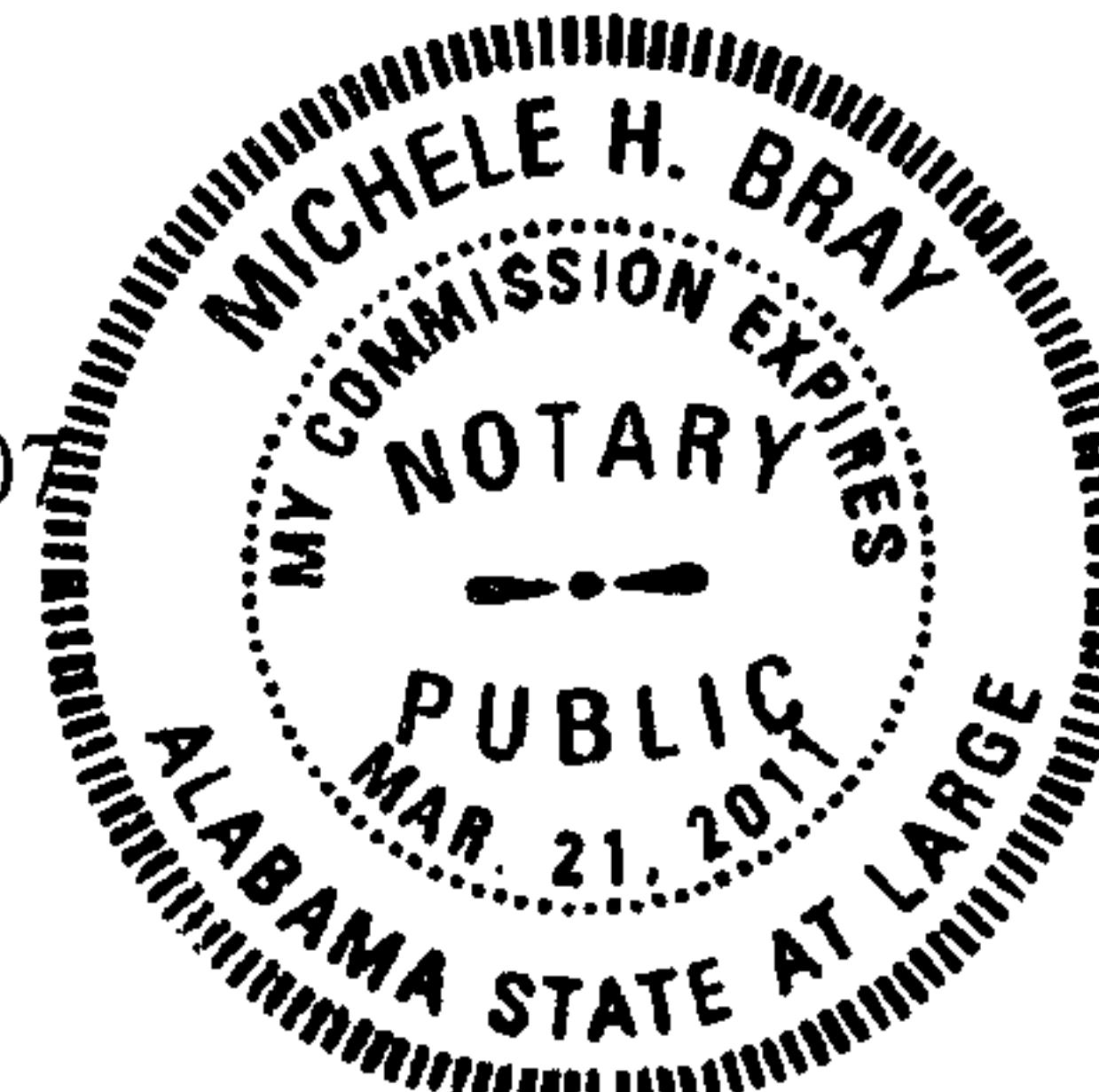
Given under my hand and official seal this on the 18th day of March, 2009



Notary Public

Commission Expires: _____

This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

Send Tax Notices To:
Mitchel S. Bunting
116 Wildflower Trail
Alabaster, Alabama 35007




20090402000120770 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/02/2009 12:58:00PM FILED/CERT