

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:  
**WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC**

(Name)

1 PERIMETER PARK S, SUITE 325N  
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:  
**ROBERT C. DUNBAR  
EMILIL L. DUNBAR**

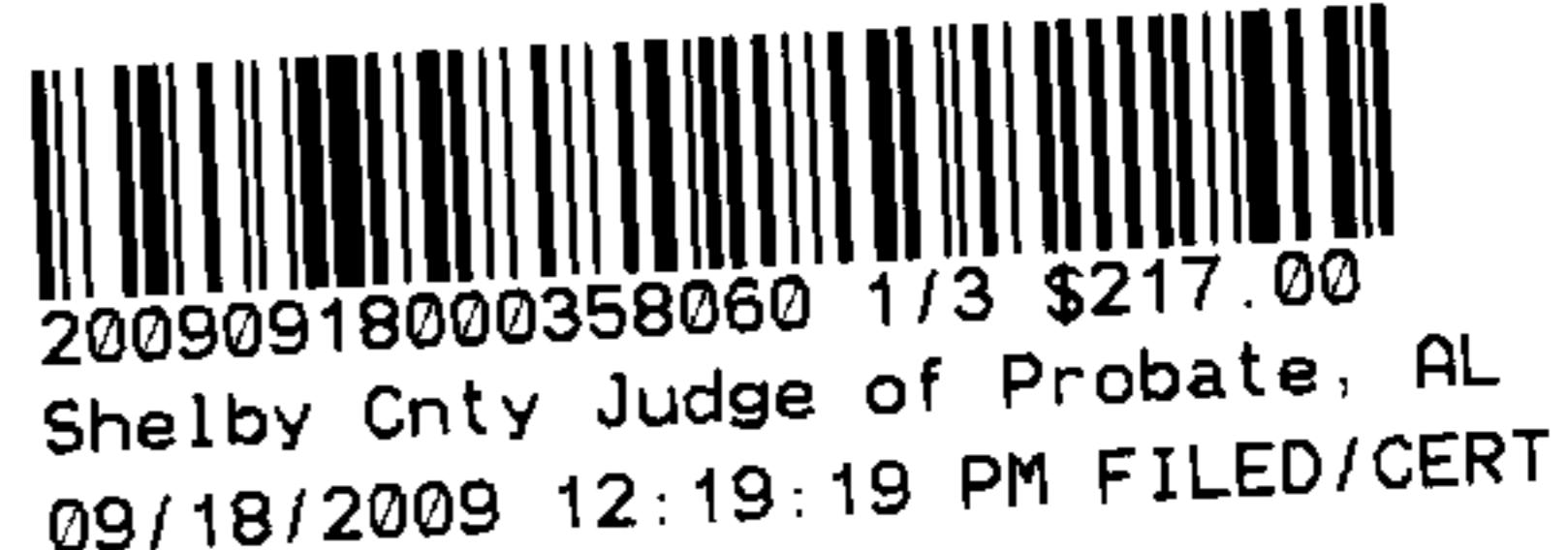
(Name)

2484 SALEM ROAD  
MONTEVALLO, AL 35115

(Address)

**STATE OF ALABAMA**

**COUNTY OF Shelby**



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND SIXTY THOUSAND dollars (\$360,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), APRIL M. SHARPE, AN UMARRIED PERSON (herein referred to as Grantor) do, grant, bargain, sell and convey unto ROBERT C. DUNBAR and EMILIL L. DUNBAR, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 160,000.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple

Shelby County, AL 09/18/2009

State of Alabama

Deed Tax : \$200.00

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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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 and seal, 07/31/09.

  
\_\_\_\_\_  
APRIL M. SHARPE

(Seal)

  
20090918000358060 2/3 \$217.00  
Shelby Cnty Judge of Probate, AL  
09/18/2009 12:19:19 PM FILED/CERT

STATE OF **ALABAMA**  
COUNTY OF **Shelby**

**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that APRIL M. SHARPE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 07/31/09.



Notary Public

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WILLIAM PATRICK COCKRELL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 12, 2011



20090918000358060 3/3 \$217.00  
Shelby Cnty Judge of Probate, AL  
09/18/2009 12:19:19 PM FILED/CERT

## EXHIBIT A

A parcel of land located in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 4; thence in a Northerly direction along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 1009.9 feet to the point of beginning; thence continue along the last described course, along said East line a distance of 311.76 feet to the Northeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence 00 deg. 37 min. 44 sec. left in a Northerly direction along the East line of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 4, a distance of 21.3 feet; thence 87 deg. 26 min. 26 sec. left, in a Westerly direction a distance of 1299.32 feet to a point on the Northeast right of way line of Shelby County Highway No. 15, said point also being on a curve to the right, said curve having a radius of 5847.7 feet and a central angle of 1 deg. 19 min. 26 sec.; thence 94 deg. 21 min. 44 sec. left to tangent of said curve; thence along arc of said curve in a Southeasterly direction along said right of way line a distance of 135.1 feet to the end of said curve; thence continue in a Southeasterly direction along said right of way line a distance of 198.31 feet; thence 86 deg. 57 min. 42 sec. left in an Easterly direction a distance of 1291.55 feet to the point of beginning; being situated in Shelby County, Alabama.