

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:

Timothy J. Brunner  
1020 SPYGLASS LANE  
HOOPER, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of Two Hundred Forty-Five Thousand and NO/100 (\$245,000.00) Dollars


to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Dalmous H. Haltiwanger and Joann Haltiwanger,  
Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Timothy J. Brunner and Jennifer Brunner

(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 attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

  
20090921000359790 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/21/2009 01:08:54 PM FILED/CERT

\$ 230,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 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, we have hereunto set our hand(s) and seal(s), this 11th day of September, 2009.

Dalmous H. Haltiwanger (Seal)  
Dalmous H. Haltiwanger

Joann Haltiwanger (Seal)  
Joann Haltiwanger

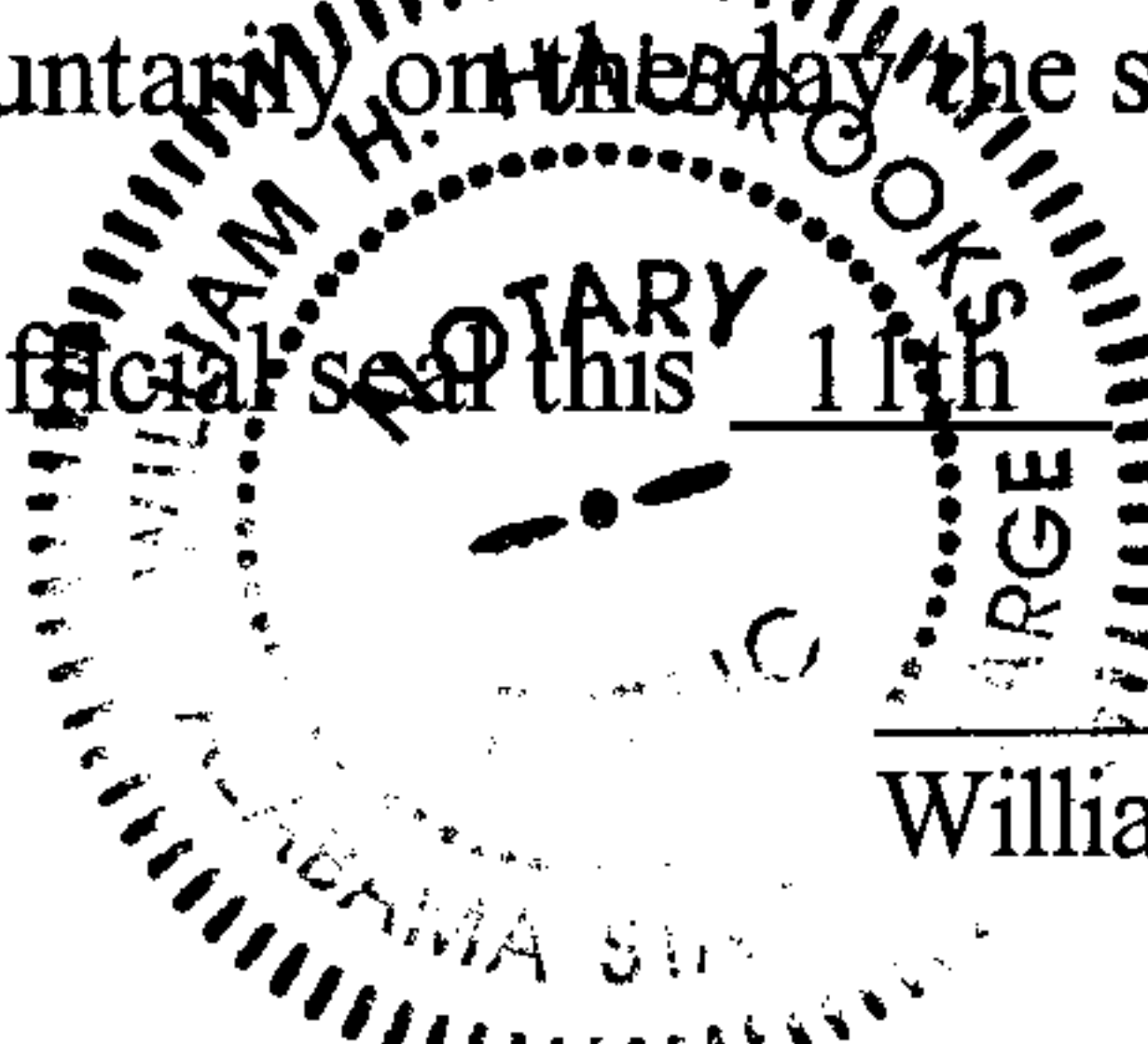
STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dalmous H. Haltiwanger and Joann Haltiwanger, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on this day the same bears date.

Given under my hand and official seal this 11th day of September, A.D., 2009.

My Commission Expires: 4/21/12




William H. Halbrooks  
William H. Halbrooks, Notary Public

Shelby County, AL 09/21/2009  
State of Alabama  
Deed Tax : \$15.00

## Exhibit "A"

### Attached Legal Description

  
20090921000359790 2/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/21/2009 01:08:54 PM FILED/CERT

#### PARCEL I:

Lots A and B, according to the Map of Lake Brook Estates, as recorded in Map Book 22, Page 141, in the Probate Office of Shelby County, Alabama.

#### PARCEL II:

Northwest Quarter of Northwest Quarter of Section 24, Township 24 North, Range 15 East, less and except that portion of said property lying with the map of Lake Book Estates as recorded in Map Book 22, Page 141, in the Probate Office of Shelby County, Alabama. Also less and except any portion lying within Lay Lake (Coosa River) and with the bounds of Shelby County Highway No. 400.

Lying and being situated in Shelby County, Alabama.