

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

CARY W. BYNUM
147 BROOK HIGHLAND DRIVE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, TARA HUNER AND RICHARD HUNER, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto CARY W. BYNUM (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 40, ACCORDING TO THE SURVEY OF THE VILLAGE AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

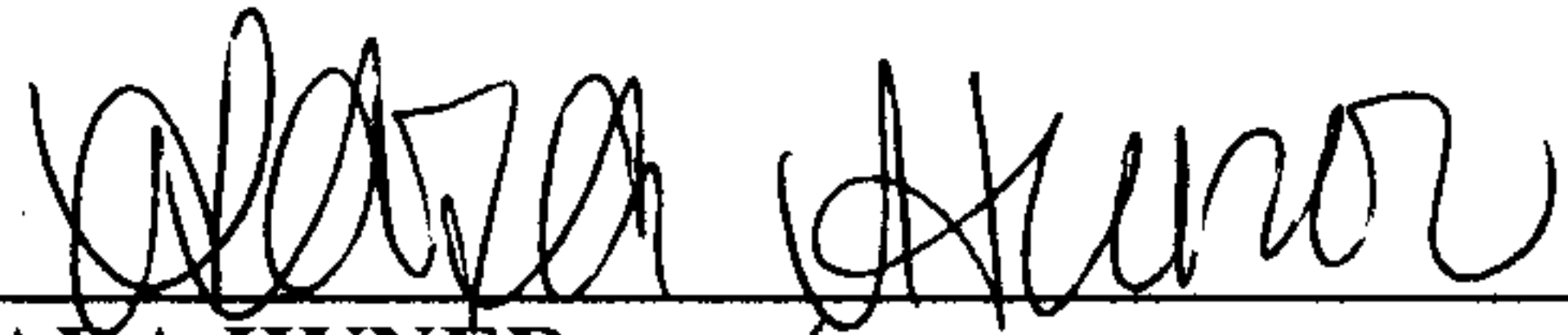
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

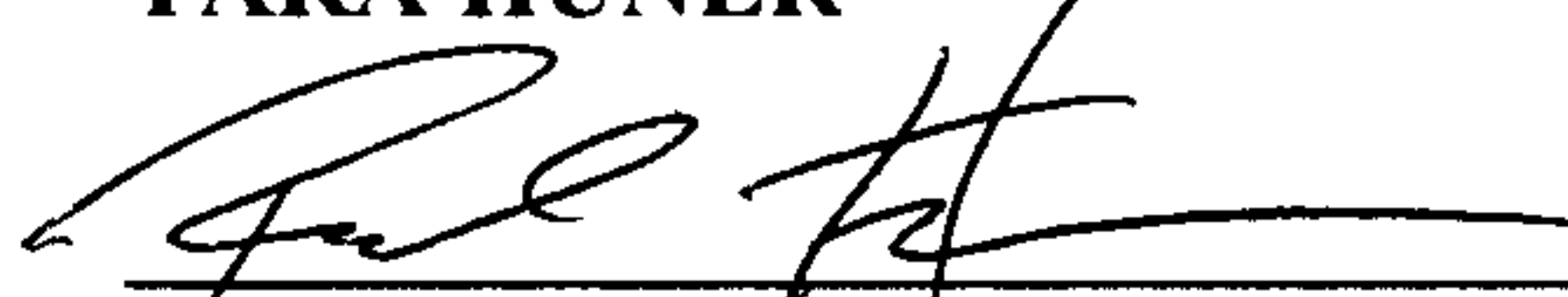
\$175,750.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 20th day of DECEMBER, 2011.




TARA HUNER


RICHARD HUNER

STATE OF ALABAMA)
SHELBYCOUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TARA HUNER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of DECEMBER, 2011.

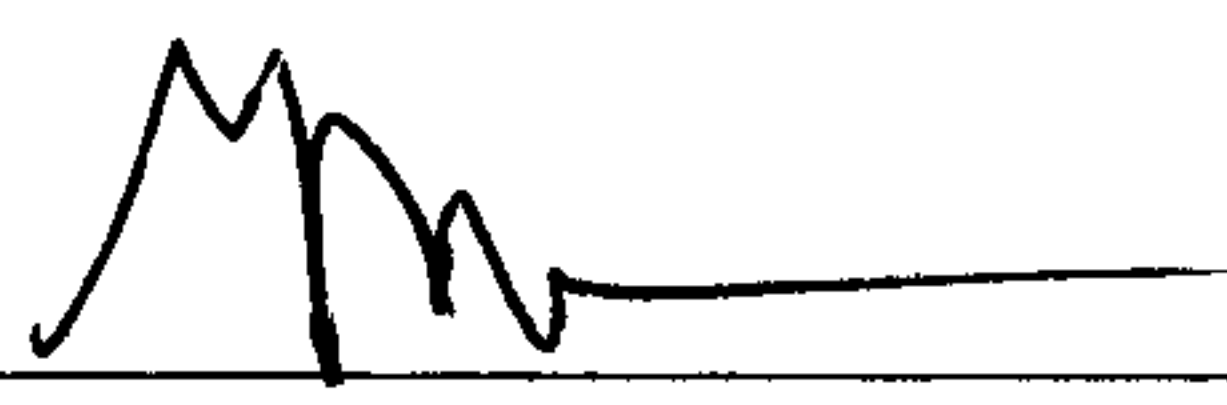


Notary Public
My Commission Expires: 9/27/2014


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RICHARD HUNER, 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 20th day of DECEMBER, 2011.



Notary Public
My Commission Expires: 9/27/2011


20120106000008350 2/2 \$24.50
Shelby Cnty Judge of Probate, AL
01/06/2012 02:55:06 PM FILED/CERT

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax:\$9.50