

This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICE TO:
William L. Gunnells, III

97 Hawthorne St.
Birmingham, AL
35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Four hundred thirty Thousand and no/100 Dollars (\$430,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Richard C. Kiell and Jan F. Kiell, husband and wife**, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **William L. Gunnells, III** (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 10-10, Block 10, according to the Survey of Mt. Laurel, Phase II, as recorded in Map book 30, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions of record in the Probate Office of Shelby County, Alabama.


The property address is: 97 Hawthorn St. Birmingham, AL 35242

A mortgage in the amount of \$344,000.00 is being recorded simultaneously herewith.

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

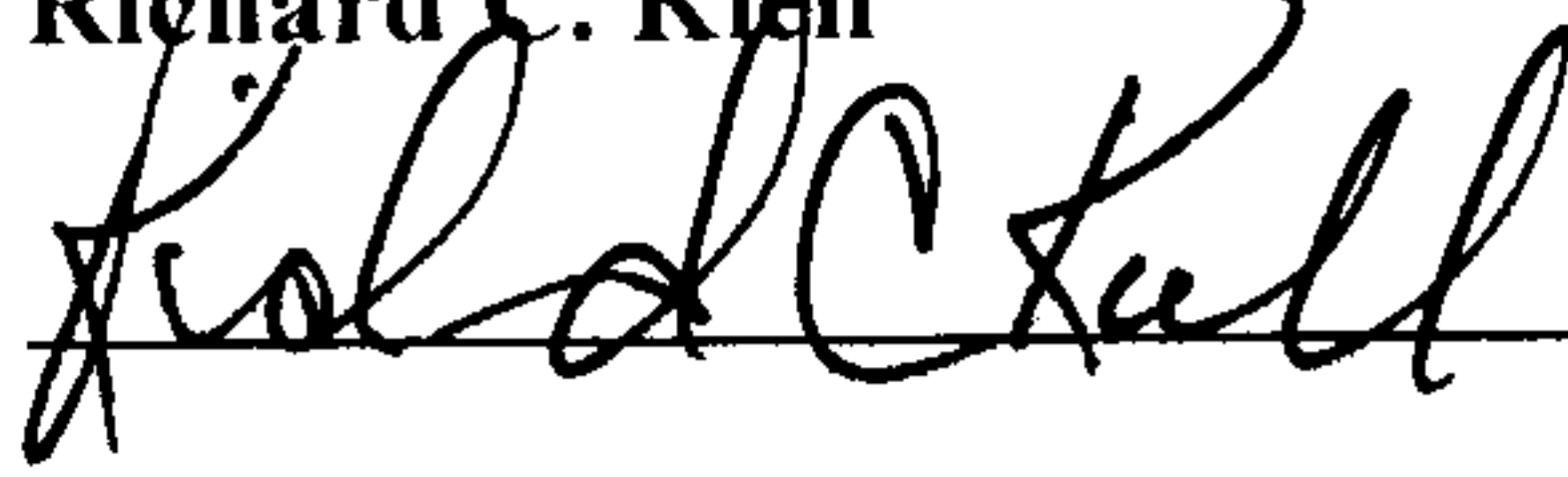
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

Shelby County, AL 03/12/2012
State of Alabama
Deed Tax: \$86.00

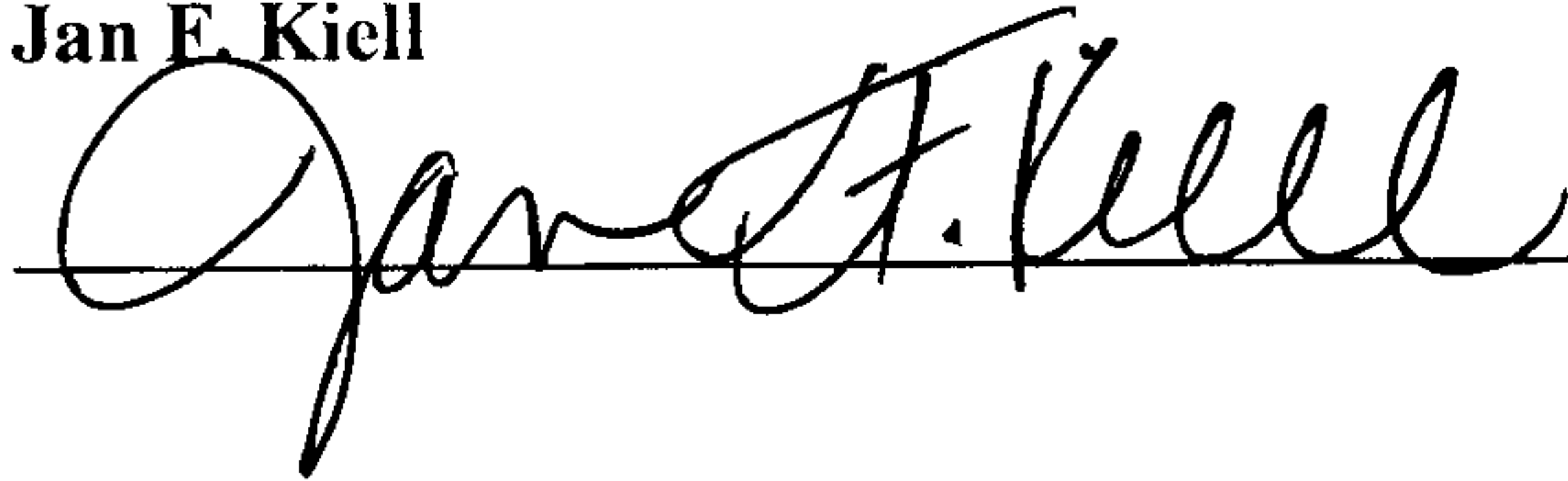

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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, this 27th day of February, 2012.

Richard C. Kiell



Jan F. Kiell



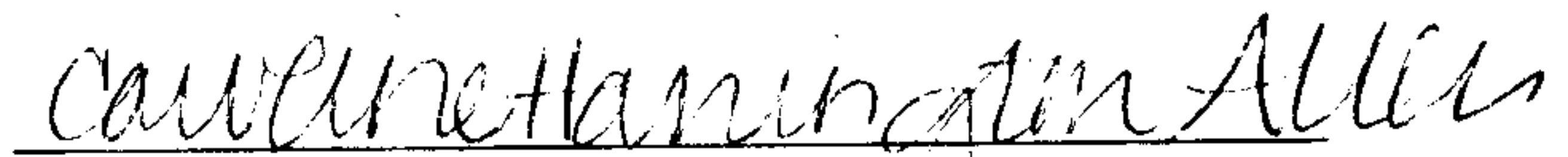
STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that , **Richard C. Kiell and Jan F. Kiell** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 27th day of February 2012.


Notary Public

My Commission Expires: _____

**My Commission Expires
September 22, 2013**


20120312000085510 2/2 \$101.00
Shelby Cnty Judge of Probate, AL
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