

SPECIAL WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Two Thousand, Five Hundred and no/100's Dollars (\$22,500.00)** and other good and valuable consideration to the undersigned grantor,

Aliant Bank

(hereinafter referred to a grantor) in hand paid by the grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

George Shunnarah and Linda Shunnurah

(hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23 according to the Survey of Courtyard Manor, as recorded in Map Book 35, Pages 144 A and B in the Probate Office of Shelby County, Alabama.

Subject to:

1. **Ad valorem taxes for the year 2013 and subsequent years, not yet due and payable.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
3. **Rights or claims of parties in possession not shown by the public records.**
4. **Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
5. **Mineral and mining rights.**
6. **Such state of facts as shown on plat recorded in Plat Book 35, Page 144 A & B.**
7. **Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor as recorded in Instrument 20051019000542800.**
8. **Right of Way to Shelby County, Alabama as recorded in Deed Book 229, Page 489; Deed Book 229, Page 492 and Deed Book 39, Page 469.**
9. **Right of Way to Alabama Power Company as recorded in Deed Book 126, Page 55 and Deed Book 165, Page 105.**
10. **Railroad right of way reserved by South and North Alabama Railroad by Deed Book Page 655.**
11. **Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1994-**

29305 and Deed Book 244, Page 587.

12. Minerals and restrictions recorded in Deed Book 244, Page 587.

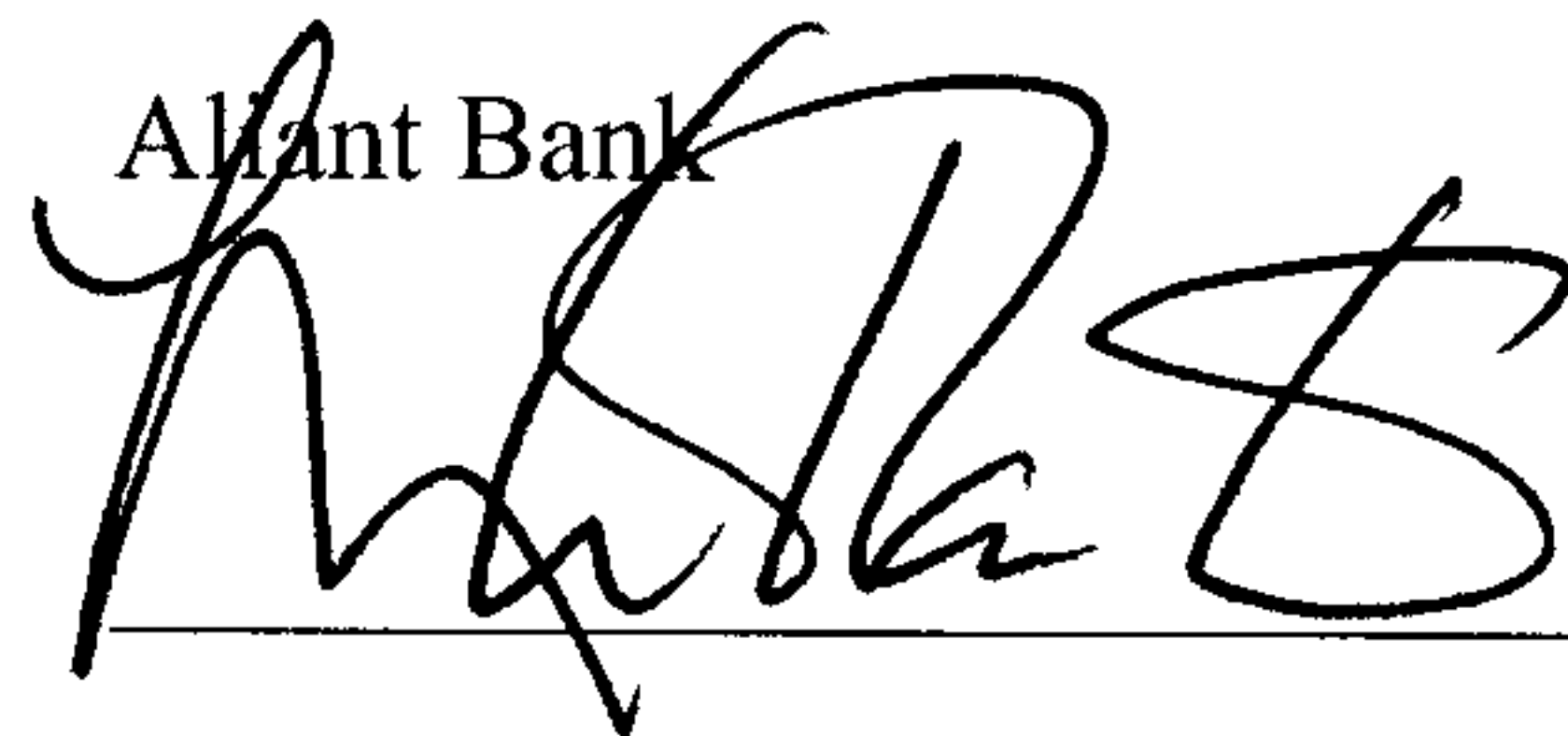
13. Terms, provisions and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the purchase and sale agreement dated April 5, 2004, the Reinstatement and Extensions Agreement dated 1-5-05 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in, and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated 02/04/05, as set out Instrument 20050204000058360.

Grantor only warrants title from the time grantor obtained title until the date grantor conveys it's interest in the aforesaid property to grantees.

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 that 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.

IN WITNESS WHEREOF, the said grantor, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 13th day of June, 2013.

ATTEST:

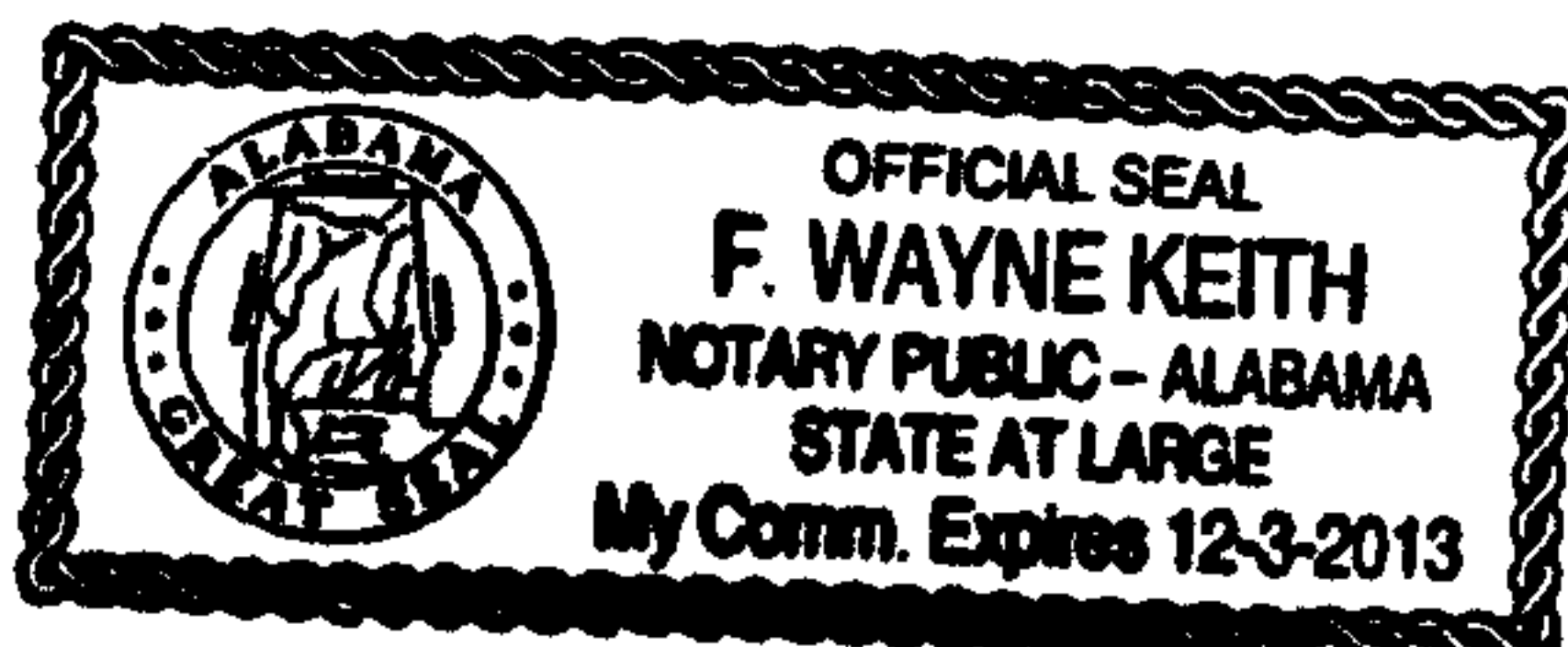
Aliant Bank


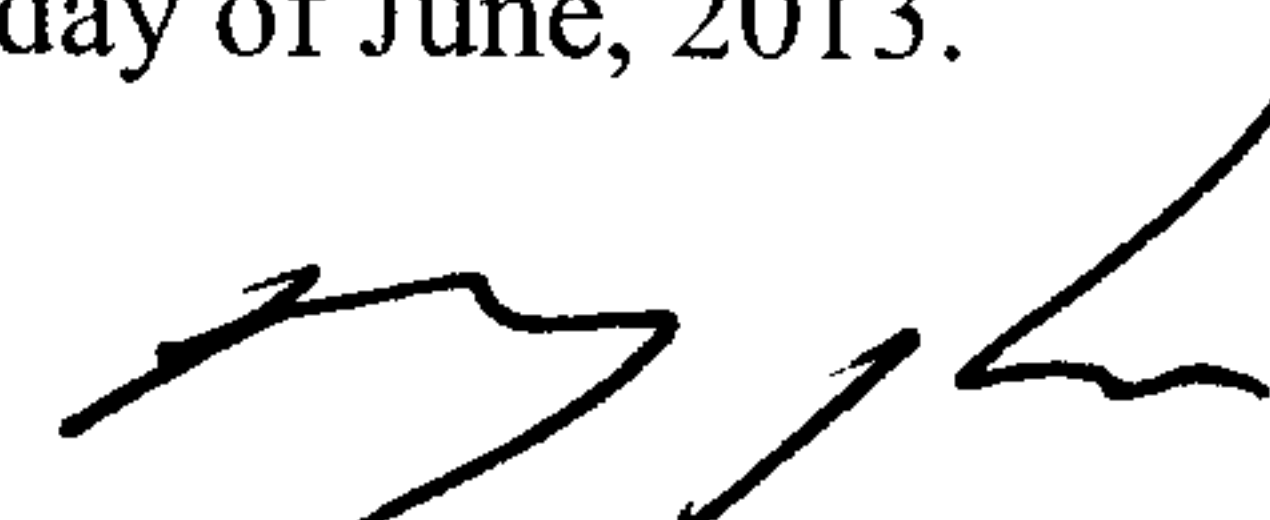
Its Senior Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, , whose name as Senior Vice President of Aliant Bank, is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 13th day of June, 2013.




Notary Public


20130619000251000 2/4 \$43.50
Shelby Cnty Judge of Probate, AL
06/19/2013 09:59:26 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith, PC

120 Bishop Circle

Pelham, Alabama 35124

SEND TAX NOTICE TO:

George Shunnarah

157 Wild Timber Parkway

Pelham, Alabama 35124


20130619000251000 3/4 \$43.50
Shelby Cnty Judge of Probate, AL
06/19/2013 09:59:26 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Aliant Bank
Mailing Address : 1100 Corporate Parkway
Birmingham, Alabama 35238

Grantees' Name: George Shunnarah
Linda Shunnarah
Mailing Address: 157 Wild Timber Parkway
Pelham, AL 35124

Property Address: Lot 23
Courtyard Manor
Shelby County, AL

Date of Transfer: June 13, 2013

Total Purchase Price \$22,500.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required) ☒

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

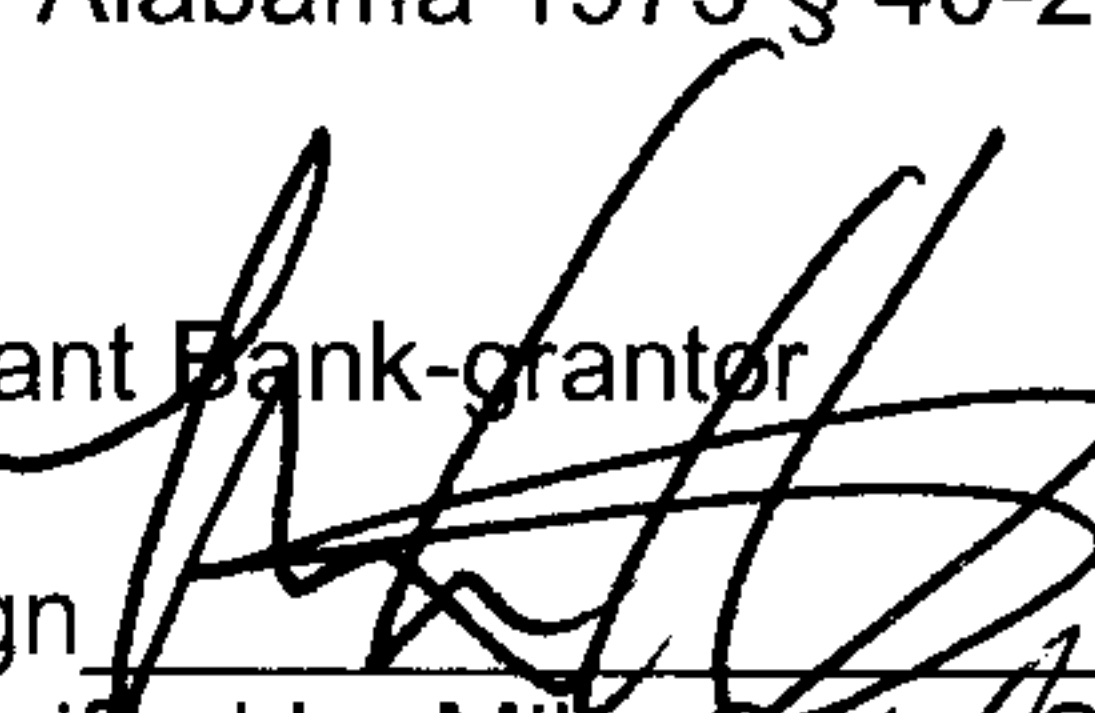
Instructions

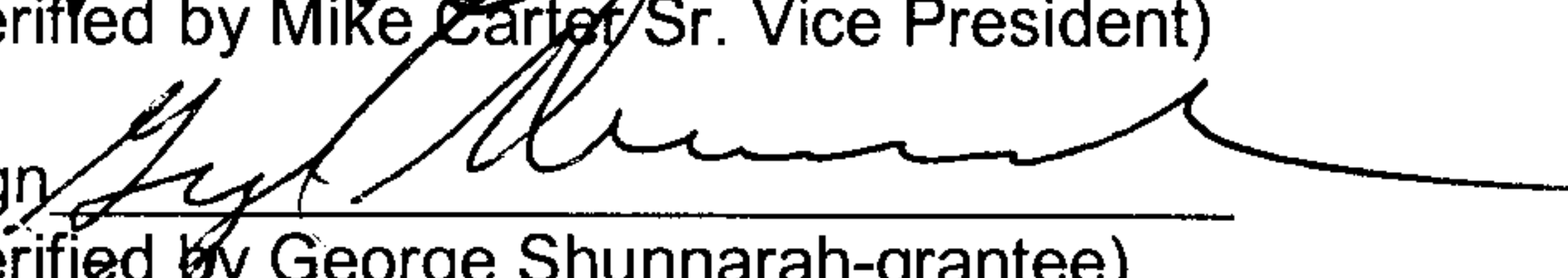
1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. Total purchase price - the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.
6. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessors current market value.
7. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

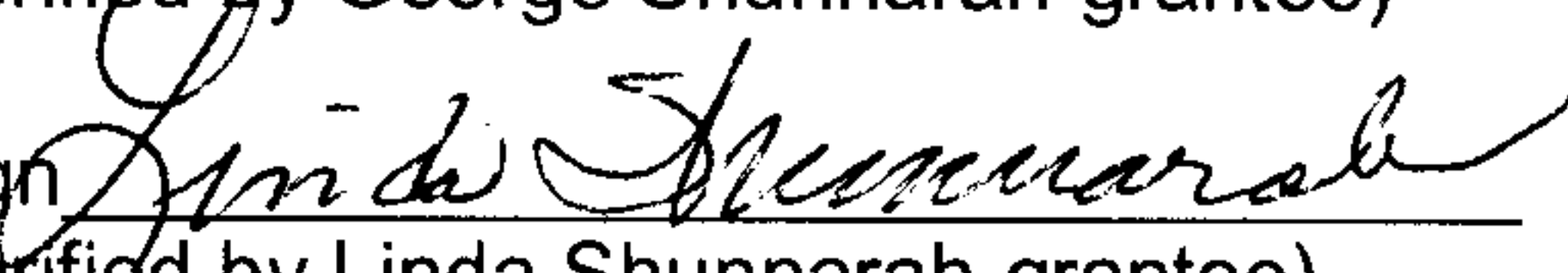
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: June 13, 2013

Aliant Bank-grantor

Sign 
(verified by Mike Carter Sr. Vice President)

Sign 
(verified by George Shunnarah-grantee)

Sign 
(verified by Linda Shunnarah-grantee)


20130619000251000 4/4 \$43.50
Shelby Cnty Judge of Probate, AL
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