

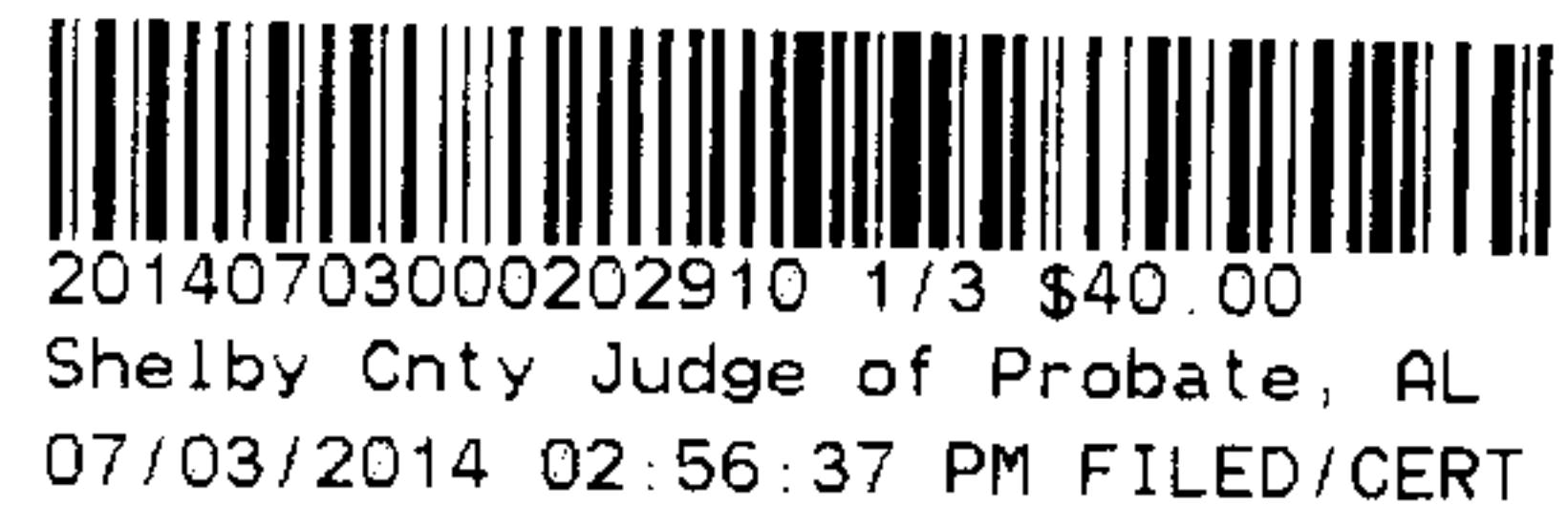
14-901

Send tax notice to: Jonathan L. Dunn, 5206 Weatherford Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred sixty-seven thousand and no/100 (\$267,000.00) Dollars** the amount of which can be verified by the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Bob Rose and his wife Sharla Rose, whose mailing address is:

4898 186th St. W; Farmington, MN 55024
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sherri Dunn and Jonathan L. Dunn whose mailing address is: 5206 Weatherford Dr., Birmingham Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 5206 Weatherford Dr., Birmingham, Al. 35242 to-wit:

Lot 4, Block 3, according to the Survey of Lincoln Park, as recorded in Map Book 3, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$247,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 hands(s) and seal(s) this 26th day of June, 2014.

Shelby County, AL 07/03/2014
State of Alabama
Deed Tax: \$20.00

Bob Rose (SEAL)
BOB ROSE

Sharla Rose (SEAL)
SHARLA ROSE

State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bob Rose and his wife Sharla Rose 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2014.

My commission expires



[Signature]
NOTARY PUBLIC




20140703000202910 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
07/03/2014 02:56:37 PM FILED/CERT

EXHIBIT A

Seller paid closing costs for buyer: \$1000.00

HO policy	957.00
Recording	43.00
Total	<hr/> \$1000.00


20140703000202910 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
07/03/2014 02:56:37 PM FILED/CERT