

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
WILLIAM R. TAWPASH  
CHRISTINE TAWPASH  
77 Hwy. 487  
Vandiver, AL 35176

Inst # 1995-14948

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED EIGHT THOUSAND DOLLARS AND no/100's (\$108,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, ALAN B. MCCULLAR and wife, PAIGE G. MCCULLAR, (herein referred to as grantors) do grant, bargain, sell, and convey unto WILLIAM R. TAWPASH AND CHRISTINE TAWPASH (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

See Exhibit "A" attached hereto and made a part hereof

Subject to:

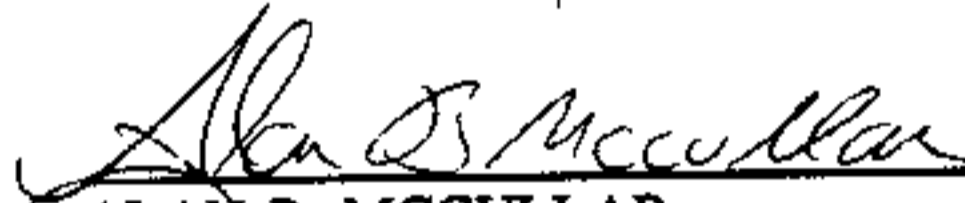

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$76,700.00 of the purchase 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 19th day of May, 1995.

  
ALAN B. MCCULLAR  
  
PAIGE G. MCCULLAR

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ALAN B. MCCULLAR and PAIGE G. MCCULLAR, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 1995.

  
Notary Public

My commission expires: 5/29/95

Inst # 1995-14948

06/08/1995-14948  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 42.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"

Inst # 1995-14948

06/08/1995-14948  
10:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 42.50

Part of the N1/2 of the S1/2 of the SE1/4 of the NE1/4 of Section 11, Township 18 South, Range 1 East and being more particularly described as follows: Commence at the NE corner of said 1/4 1/4 and run south along the east line of said 1/4 1/4 657.70 ft.; thence turn 90-13-24 rt. and run 30.66 ft. to the R.O.W. of Shelby County Road #487 to the point of beginning; thence, continue the previously described course 1290.24 ft. to the west line of said 1/4 1/4 thence, turn 90-12-00 lt. and run south along said west line 329.57 ft.; thence turn 89-49-53 lt. and run 1285.63 ft. to said R.O.W.; thence turn 89-20-46 lt. and run north along said R.O.W. 328.88 ft. to the point of beginning. According to survey of Carl G. Moore, AL Reg. #10096, dated February 1, 1993.

SUBJECT TO: A 100 foot right of way through subject property as recorded in 92-8061.