

This instrument was prepared by

Send Tax Notice To: Michael W. McCullough
name

(Name) Larry L. Halcomb

134 1st Avenue West
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND AND NO/100

DOLLARS (\$90,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Benjamin B. Berthiaume and wife, Karen Berthiaume

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael W. McCullough and wife, Anna L.
McCullough

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.

Subject to taxes for 1999.

Subject to location of 10 feet gravel drive, concrete cut cross, and 10 feet
ingress and egress easement as shown on the survey of R. C. Farmer &
Associates dated April 8, 1998.

\$ 89,417.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1999-12753

03/26/1999-12753
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 ERH 12.00

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 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 hand(s) and seal(s), this 22nd
day of March, 19 99

(Seal)

(Seal)

(Seal)

Benjamin B. Berthiaume
Benjamin B. Berthiaume
Karen Berthiaume
Karen Berthiaume

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Benjamin B. Berthiaume and wife, Karen Berthiaume
whose name(s) 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 22nd day of March, A.D. 19 99

My Comm. Expires
January 23, 2002

Larry L. Halcomb
Notary Public

EXHIBIT "A"

A part of Lot 1, Block 13, according to the Map of Helena, as recorded in Map Book 3 page 121 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of said Lot 1; thence North 82 deg. 47 min. 15 sec. West along the Northerly right of way line of First Avenue a distance of 176.0 feet (deed) to a point on the Section line between Sections 15 and 16, Township 20 South, Range 3 West; thence North 4 deg. 23 min. 30 sec. East along said Section line a distance of 195.0 feet (deed) to the NW 1/4 of the SW 1/4 of said Section 15; thence South 82 deg. 47 min. 15 sec. East parallel with First Avenue, a distance of 200.97 feet (176.0 feet deed); thence South 11 deg. 43 min. 31 sec. West along the Westerly right of way line of Fourth Street, a distance of 195.37 feet (195.0 feet deed) to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-12753

03/26/1999-12753
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00