



This instrument was prepared by

(Name) \ Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen thousand three hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James E. Scurlock, Jr. and wife, Brenda Kay Scurlock

(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred L. Fulghan and wife, Melanie B. Fulghan

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

Shelby

County, Alabama to-wit:

Shelby County, Alabama to-wit: A portion of land situated in the SE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 3 West and more particularly described as follows: Commence at the SE corner of Section 13 Township 20 South, Range 3 West; thence run north along the east line of said section, a distance of 364.61 feet to the NW ROW line of Fungo Hollow Road; thence turn an angle of 145 deg. 00 min. to the left and run along ROW line a distance of 267.13 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 106.37 feet; thence turn an angle of 97 deg. 00 min. to the left and run a distance of 259.70 feet; thence turn an angle of 7 deg. 12 min. to the left and run a distance of 210.96 feet to the SE ROW line of Fungo Spur; thence turn an angle of 82 deg. 26 min. to the left and run along said ROW line a distance of 247.90 feet to the point of beginning; thence continue along said ROW line a distance of 160.60 feet to the P.C. of a curve; thence run along said ROW curve (whose delta angle is 6 deg. 28 min. Deed 2 deg. 48 min. 15 sec. measured left, and a tangent distance of 24.75 feet to the P.C.C. of said curve; thence turn an angle of 86 deg. 46 min. to the left from tangent of said curve, and run a distance of 207.21 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly agree and promise to pay that certain mortgage to Johnson & Associates Mortgage, recorded in Mortgage Book 393, Page 837, in said Probate Office, according to the terms and conditions of said mortgage, and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 OUT hand(s) and seal(s), this 30th

day of May 1984

WITNESS:

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT IS CORRECT

Dec 24 - 1850

(Seal)

James E. Scurlock, Jr.

(Seal)

James E. Scurlock, Jr.

(Seal)

Brenda Kay Scuslock (Seal)

(Seal)

Brenda Kay Sprlock

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James E. Scurlock, Jr. and wife, Brenda Kay Scurlock

whose name 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 30th day of May 1984 A. D., 19 84