

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Putt
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Douglas A. McCullough
444 N. Indian Crest Dr.
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIFTEEN THOUSAND DOLLARS & 00/100 (\$115,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MILLER DERAMUS and CONNIE DERAMUS, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto DOUGLAS A. MCCULLOUGH and LINDA P. 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:

Lot 3, according to the survey of Indian Crest Estates, Third Sector, Residential Subdivision, as recorded in Map Book 7, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$77,000.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 14th day of July, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
152-889
1984 JUL 25 AM 11:54

Rec'd 3800
Rec'd 250
Sub'd 100
4150

MILLER DERAMUS

CONNIE DERAMUS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that MILLER DERAMUS and CONNIE DERAMUS 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 14th day of July, 1984.

My Commission Expires:
10-13-87

NOTARY PUBLIC