

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P. C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To
Alan B. McCullar

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

Inst # 1993-04378
02/15/1993-04378
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
91.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY TWO THOUSAND AND NO/100 (\$82,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **HAROLD MARVIN CLOWDUS and wife, WONNELL CLOWDUS** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ALAN B. McCULLAR and PAIGE G. McCULLAR** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

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.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 11th day of February, 1993.

Harold Marvin Clowdus
HAROLD MARVIN CLOWDUS

Wonnell Clowdus
WONNELL CLOWDUS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harold Marvin Clowdus and Wonnell Clowdus 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 11th day of February, 1993.

[Signature]
Notary Public

My Commission Expires: 7/25/94

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