

Send Tax Notice To:

Thomas N. Tyrrell  
1180 Wehapa Circle  
Leeds, Alabama 35094  
PID# 04-4-17-0-000-004

## WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Seven Hundred Forty-Six Thousand Three Hundred and 00/100'S \*\*\*  
(\$746,300.00)

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

**Robert F. McCullough and Mary K. McCullough, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

**Thomas N. Tyrrell**

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Attached Hereto For Legal Description**

**\$ 550000** of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

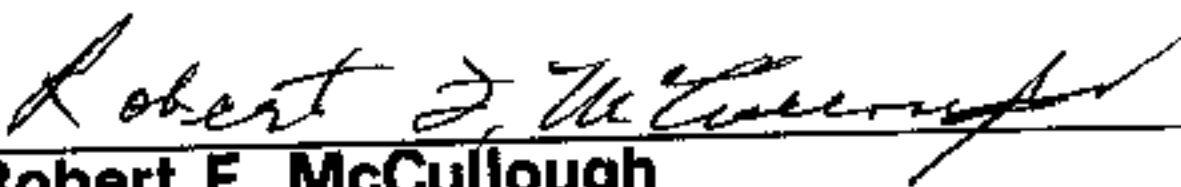
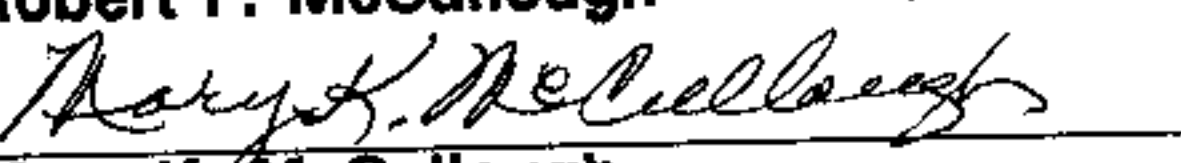
Inst # 1994-31850

10/24/1994-31850  
08:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 210.00

Beals

Inst # 1994-31850


IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 14th day of October, 1994.

  
Robert F. McCullough  
  
Mary K. McCullough

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert F. McCullough and Mary K. McCullough, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of October, 1994.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 94172RB

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35242-4818

EXHIBIT "A"

Part of the NE 1/4 of the NW 1/4 of Section 17 and part of the SE 1/4 of the SW 1/4 of Section 8 all in Township 18 South, Range 1 East in Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 17, Township 18 South, Range 1 East in Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 section for 321.15 feet; thence 42 degrees 56 minutes 30 seconds left and run Southwesterly for 137.01 feet to the point of beginning of the property herein described, said point being on the Westerly edge of a 40 foot wide right-of-way for a road and also being the point of beginning of a curve to the left on said road, said curve having a radius of 125.46 feet and a central angle of 67 degrees 09 minutes; thence run Southerly along the arc of said curve and along said right-of-way line for 147.04 feet to the end of said curve; thence at tangent to said curve continue Southerly along said right-of-way line of 136.30 feet to the beginning of a curve to the right, said curve having a radius of 75.32 feet and a central angle of 57 degrees 27 minutes; thence run Southwesterly along the arc of said curve and along said right-of-way line for 75.52 feet to the end of said curve; thence at tangent to said curve continue Southwesterly along said right-of-way line for 55.44 feet to the beginning of a curve to the right, said curve having a radius of 594.18 feet and a central angle of 9 degrees 18 minutes 30 seconds; thence continue southwesterly along the arc of said curve and along said right-of-way line for 96.53 feet to the end of said curve; thence at tangent to said curve continue Southwesterly along said right-of-way line for 62.99 feet; thence 106 degrees 54 minutes 45 seconds right and run Northwesterly along the Westerly line of an abandoned road right-of-way for 275.33 feet to the beginning of a curve to the left, said curve having a radius of 84.91 feet and a central angle of 87 degrees 15 minutes 15 minutes; thence run Northwesterly along the arc of said curve and along the Westerly line of said abandoned road right-of-way for 129.31 feet to the end of said curve; thence at tangent to said curve run Westerly for 14 feet to a point on the water's edge of Lake Wehapa as same existed on August 26, 1974; thence run Northerly to Easterly to Southerly along the meandering line of said water's edge for 950 feet, more or less, to the point of beginning.

Minerals and mining rights excepted.

Inst. # 1994-31850

10/24/1994-31850  
08:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 210.00