

This instrument was prepared by:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

Send Tax Notice to:

(Name) Roger A McCullers  
(Address) 384 Wooten Rd  
Alabaster AL 35007

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**JAMES C. and wife, BEVERLY M. HOLSOMBACK**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**ROGER A. McCULLERS**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby, \_\_\_\_\_ County, Alabama, to-wit:

Commence at the northwest corner of the SE1/4 of the NE1/4 of Section 23, Township 21 south, Range 3 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 379.43' to a point; Thence turn 88°26'00" left and run easterly a distance of 174.96' to a steel pin and the point of beginning of the property being described; Thence continue along last described course 79.99' to a point on the west margin of Wooten Road, a prescriptive right of way road; Thence turn 92°41'46" left and run northerly along said west margin of said Wooten Road a distance of 54.15' to the P.C. (Point of curvature) of a curve to the left having a central angle of 19°59'16", and a radius of 298.90'; Thence turn 9°59'28" left to chord and run northerly along the chord of said curve a chord distance of 103.74' to a point on the southerly margin of a tar and gravel driveway in a curve to the right; Thence turn 99°11'42" left and chord to chord and run west-southwesterly along the south margin of said driveway a chord distance of 62.75' to a point; Thence turn 69°40'00" left from chord and run southerly a distance of 131.96' to the point of beginning, containing 0.25 of an acre.

Inst # 1996-38071

11/18/1996-38071  
01:10 PM CERTIFIED

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs, assigns and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th  
day of April, 19 96

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Jane C. Holsomback (Seal)

Beverly M. Holsomback (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

} General Acknowledgment

I, Jane C. Holsomback a Notary Public in and for said County,  
in said State, hereby certify that JAMES C. HOLSOMBACK, BEVERLY M. HOLSOMBACK

whose name(s) are signed to the foregoing conveyance, and whom 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 9th day of April, 19 96