

(Name) ROGER ALLEN AND LISA MARIE McCULLER
324 WOOTEN ROAD
(Address) ALABASTER, AL 35007

This instrument was prepared by

(Name) PINNACLE BANK
(Address) 2013 CANYON ROAD, BIRMINGHAM, AL 35216

Form 1-1-27 Rev. 1-66
WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY THOUSAND AND 00/100----- (80,000.00)

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

BRANTLEY HOMES, INC.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
ROGER ALLEN McCULLERS, AND WIFE LISA MARIE 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 NW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 270.75 FEET TO A POINT; THENCE TURN 126 DEGREES 18 MINUTES 20 SECONDS RIGHT AND RUN 483.27 FEET TO A STEEL PIN CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 139.52 FEET TO A STEEL PIN CORNER; THENCE TURN 92 DEGREES 27 MINUTES 28 SECONDS LEFT AND RUN SOUTHEASTERLY 361.78 FEET TO A STEEL PIN CORNER ON THE NORTHWESTERLY MARGIN OF SHELBY COUNTY HIGHWAY NO. 54; THENCE TURN 84 DEGREES 37 MINUTES 24 SECONDS LEFT AND RUN NORTHEASTERLY ALONG MARGIN OF SAID HIGHWAY 120.56 FEET TO A STEEL PIN CORNER; THENCE TURN 92 DEGREES 21 MINUTES 32 SECONDS LEFT AND RUN NORTHWESTERLY 367.61 FEET TO THE POINT OF BEGINNING.

MINERALS AND MINING RIGHTS EXCEPTED.

Full amount of Warranty Deed paid from proceeds of Mortgage Deed filed simultaneously.

01/21/1997-02072
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns

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, I have hereunto set MY hands(s) and seal(s), this 14th day of JANUARY, 1997.

(Seal)

Bill Brantley

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, THE UNDER-SIGNED AUTHORITY hereby certify that Bill Brantley President of Brantley Homes, Inc. whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of JANUARY, A. D., 1997

Joseph C. Seld

Notary Public.

MY COMMISSION EXPIRES FEBRUARY 24, 1997

Inst # 1997-02072