

Send Tax Notice To:

This instrument was prepared by

ANDREW J. COLEMAN
3150 HIGHWAY 52 WEST
PELHAM, AL 35124

KRIS LEE MCCUTCHEON
145 EMFINGER RD.
MONTEVALLO, AL 35115

(Name)
(Address)

(Name)
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SEVEN THOUSAND AND NO/100-----(\$37,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ESTATE OF MYRTLE E. BICE, Deceased in Case #33-268

herein referred to as grantors) do, grant, bargain, sell and convey unto

KRIS LEE MCCUTCHEON and wife, STEPHANIE M. MCCUTCHEON

herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF, INCORPORATED
HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$35,890.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1997-06163

02/27/1997-06163
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.98

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one
does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 18th day of
February, 19 97.

(Seal)

ESTATE OF MYRTLE E. BICE
Deceased in Case #33-268

(Seal)

(Seal)

By: Bonnie Coston
Bonnie Coston, Personal Representative

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bonnie Coston, as Personal Representative for the Estate of Myrtle E. Bice, Deceased Case #33-268
is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her
capacity as such representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of February, 19 97.

Frank D. Elrod
Notary Public

Inst # 1997-06163

02/27/1997-06163

11:43 AM CERTIFIED

EXHIBIT A
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.50

Begin at the Northwest corner of Lot 7, Block 1, Map of the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate, Shelby County, Alabama; thence run East along the North line of Lot 7 for a distance of 196.89 feet; thence turn an angle to the right of 117 degrees, 47 minutes, 16 seconds and run Southwest for a distance of 246.59 feet; thence turn an angle to the right of 29 degrees, 47 minutes, 03 seconds and run Southwest for a distance of 31.50 feet to the point on the South line of Lot 7; thence turn an angle to the right of 48 degrees, 11 minutes, 03 seconds and run Northwest along the South line of Lot 7 for a distance of 57.75 feet; thence turn an angle to the right of 74 degrees, 17 minutes, 48 seconds and run North along the West line of Lot 7 for a distance of 219.35 feet to the point of beginning.

Minerals and mining rights excepted.