

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
RONNIE D. CULLISON  
JODIE D. CULLISON  
113 Hannah Circle  
Calera, AL 35040

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

Corporation Form Used 11/8/95

Inst. # 1999-49573

KNOW ALL MEN BY THESE PRESENTS. That in consideration of **ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$119,900.00)** to the undersigned grantor, **H.P.H. PROPERTIES, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **RONNIE D. CULLISON and JODIE D. CULLISON** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

Parcel I:

Lot 237, according to the Survey of Savannah Pointe, Sector II, Phase I, as recorded in Map Book 25, Page 115, in the Probate Office of Shelby County, Alabama.

Parcel II:

An Ingress - Egress Easement for Lot 237 across Lot 236, both lots being recorded in Savannah Pointe, Sector 2, Phase I, in Map Book 25, Page 115, in the Judge of Probate Office of Shelby County, Alabama, situated in the North 1/2 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of said Lot 237, said corner also being the Northeast corner of said Lot 236 and being on the Northwestern right of way line of Hannah Circle, thence run Northwesternly along the common lot line of said Lot 236 and Lot 237 for 12.06 feet; thence turn 159 degrees 51 minutes 17 seconds left and run Southerly for 13.05 feet to a point on the right of way line of said Hannah Circle; said point being on a curve to the right; thence turn 115 degrees 12 minutes 45 seconds left to become tangent to said curve, said curve subtending a central angle of 5 degrees 09 minutes 30 seconds and having a radius of 50.00 feet; thence run Northeastly along the arc of said curve and along said right of way line for 4.50 feet to the point of beginning.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$119,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, Alan C. Howard, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 3rd day of December, 1999.

H.P.H. PROPERTIES, INC.

By: 

Alan C. Howard

Its: President

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alan C. Howard, whose name as President of H.P.H. PROPERTIES, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 3rd day of December, 1999.

12/08/1999-49573  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 14.50

  
Notary Public  
My Commission Expires: 6/5/03