

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Mauricio & Drucilla Martinez
~~5500 Hwy 10~~ 6311 Hwy 10
Montevallo, Alabama 35115

STATE OF ALABAMA)

SHELBY COUNTY)

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty-Two Thousand & 00/100 Dollars (\$32,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Roger A. McCullers, a single man**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Mauricio Martinez and wife, Drucilla Martinez**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

A parcel of land located in the SE ¼ of the NW ¼ of Section 2, Township 22 South, Range 4 West, described as follows: Commence at the NW corner of said ¼-¼ section and run South along the West boundary of said ¼-¼ section 349.37 feet to the intersection of the North right of way of Shelby County Highway 10; thence turn 75 degrees 49 minutes left and run southeasterly along said right of way 464.28 feet to the point of beginning; thence turn 1 degree 45 minutes 31 seconds left and continue along said right of way 210 feet; thence turn 100 degrees 10 minutes 13 seconds left and run North along the West boundary of the Joseph Lawley property 187.12 feet to the intersection of a fence; thence turn 88 degrees 24 minutes 32 seconds left and run westerly along said fence 198.82 feet to a fence corner; thence turn 88 degrees 41 minutes 39 seconds left and run westerly along said fence 198.82 feet to a fence corner; thence turn 88 degrees 41 minutes 39 seconds left and run southerly 155.77 feet to the point of beginning.

Note: This property does not constitute homestead for the Grantor.

Note: This transfer includes a mobile home: 1994 Fleetwood, Reflection, Vehicle Identification Number TNFLR26A71171RL

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 13th day of September, 2001 at 831 Island Street, Montevallo, Alabama 35115.

GRANTOR

Roger A. McCullers (L.S.)
Roger A. McCullers

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Roger A. McCullers, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13th day of September, 2001.

09/19/2001-40469
09:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MSB 43.00

Chris Smitherman
NOTARY PUBLIC
My Commission Expires 05/13/04

Inst # 2001-40469