

\$168,750.00--PURCHASE PRICE

FRS File No.: 297669

Customer File No.: 200202539

TP-11155

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, William R. Hibberts, Jr. and Ashley B. Hibberts, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

KELLY L. CULLISON

(herein referred to as GRANTEE), HER heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See the Exhibit "A"

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 157 Lenox Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, HER heirs and assigns, forever.

\$150,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS MADE FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

\$18,750.00 OF THE PURCHASE PRICE RECITED ABOVE WAS MADE FROM A SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

AND GRANTOR does covenant with the said GRANTEE, HER heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, HER heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, HER heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 29TH day of JULY, 2002.

William R. Hibberts, Jr. (Seal)
William R. Hibberts, Jr.

Ashley B. Hibberts (Seal)
Ashley B. Hibberts

Magnolia

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William R. Hibberts, Jr. a married man (fill in marital status) 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 seal this the 29TH day of JULY, 2002

Norma J. Guthrie (Seal)
Notary Public

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ashley B. Hibberts a married woman (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 29TH day of JULY, 2002

Norma J. Guthrie (Seal)
Notary Public

This document prepared by: Donna Dudek, Account Specialist, 16000 Dallas Parkway, 4th Floor, Dallas, TX 75248

FRS File No.: 297669

Customer File No.: 200202539 William R. Hibberts, Jr.

EXHIBIT A

FILE NO. **TP-11155-02**

Parcel One:

Lot 20, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, page 157, in the Probate Office of Shelby County, Alabama.

Parcel Two:

A parcel of land situated in the NW¼ of the NW¼ of Section 31, Township 18 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the NW¼ of the NW¼ of Section 31, Township 18 South, Range 1 West, and run South 00° 38' 52" West for 680.09 feet to the point of beginning; thence run South 88° 42' 09" East for 132.41 feet; thence run South 00° 40' 46" West for 329.20 feet; thence run South 38° 31' 24" West for 215.12 feet; thence run North 00° 35' 59" East for 172.87 feet; thence run North 00° 38' 52" East for 327.64 feet to the point of beginning.