

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

Send Tax Notice:
Roger A. McCullers
2781 Coalmont Road
Helena, AL 35080

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roger A. McCullers, a single man**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Roger A. McCullers, a single man and Gary Edwards, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of the East one half of the Northeast quarter of said section 5 a distance of 2,638.52 feet to a point on the north margin of Shelby County Highway No. 22; thence turn a deflection angle of 82 degrees 10 minutes 19 seconds left and run easterly along said margin of said Highway a distance of 100.37 feet to a point; thence turn a deflection angle of 02 degrees 40 minutes 45 seconds left and continue along margin of said Highway a distance of 210.00 feet to a point; thence turn a deflection angle of 95 degrees 30 minutes 26 seconds to the left and run northerly a distance of 630.00 feet to a found rebar property corner and the point of beginning of the property being described; thence run North 84 degrees 06 minutes 38 seconds West a distance of 460.52 feet to a found property corner; thence run North 02 degrees 50 minutes 03 seconds East a distance of 545.80 feet to a property corner; thence run North 22 degrees 42 minutes 32 seconds West a distance of 167.11 feet to a property corner; thence run North 73 degrees 23 minutes 26 seconds West a distance of 300.00 feet to a property corner; thence run North 11 degrees 31 minutes 11 seconds East a distance of 164.38 feet to a point in the centerline of a branch; thence run southeasterly and northeasterly along the centerline of said branch the following 15 calls:

South 63 degrees 51 minutes 12 seconds East a distance of 50.00 feet to a point; thence South 53 degrees 32 minutes 52 seconds East a distance of 75.32 feet to a point; thence South 71 degrees 34 minutes 16 seconds East a distance of 65.98 feet to a point; thence South 44 degrees 00 minutes 43 seconds East a distance of 64.09 feet to a point; thence South 77 degrees 54 minutes 24 seconds East a distance of 79.15 feet to a point; thence North 47 degrees 13 minutes 39 seconds East a distance of 97.50 feet to a point; thence North 60 degrees 58 minutes 26 seconds East a distance of 30.77 feet to a point; thence North 74 degrees 46 minutes 48 seconds East a distance of 47.10 feet to a point; thence South 83 degrees 21 minutes 53 seconds East a distance of 77.36 feet to a point; thence North 89 degrees 39 minutes 47 seconds East a distance of 53.83 feet to a point; thence South 70 degrees 55 minutes 42 seconds East a distance of 65.21 feet to a point; thence North 73 degrees 51 minutes 09 seconds East a distance of 40.20 feet to a point; thence North 40 degrees 11 minutes 04 seconds East a distance of 64.33 feet to a point; thence North 34 degrees 23 minutes 59 seconds East a distance of 41.56 feet to a point; thence North 61 degrees 59 minutes 57 seconds East a distance of 30.84 feet to a point; thence South 00 degrees 22 minutes 56 seconds West a distance of 1,015.75 feet to the point of beginning, containing 11.0 acres, more or less.

According to the Survey of Joseph E. Conn, Jr., #9049, dated February 6, 2001.

LESS AND EXCEPT:

Commence at the northwest corner of the Northeast quarter of the Northeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of the East one half of the Northeast quarter of said section 5 a distance of 2,638.52 feet to a point on the North margin of Shelby County Highway No. 22; thence turn a deflection angle of 82 degrees 10 minutes 19 seconds left and run easterly along said margin of said Highway a distance of 100.37 feet to a point; thence turn a deflection angle of 02 degrees 40 minutes 45 seconds left and continue along margin of said Highway a distance of 210.00 feet to a point; thence turn a deflection angle of 95 degrees 30 minutes 26 seconds to the left and run northerly a distance of 630.00 feet to a found rebar property corner and the point of beginning of the property being described; thence run North 84 degrees 06 minutes 38 seconds West a distance of 460.52 feet to a found property corner; thence run North 02 degrees 50 minutes 03 seconds East a distance of 545.80 feet to a property corner; thence run North 22 degrees 42 minutes 32 seconds West a distance of 167.11 feet to a property corner and the point of beginning of the property being described; thence run North 73 degrees 23 minutes 26 seconds West a distance of 300.00 feet to a property corner; thence run North 11 degrees 31 minutes 11 seconds East a distance of 164.38 feet to a point in the centerline of a branch; thence run southeasterly and northeasterly along the centerline of said branch the following 5 calls:

South 63 degrees 51 minutes 12 seconds East a distance of 50.00 feet to a point; thence South 53 degrees 32 minutes 52 seconds East a distance of 75.32 feet to a point; thence South 71 degrees 34 minutes 16 seconds East a distance of 65.98 feet to a point; thence South 44 degrees 00 minutes 43 seconds East a distance of 64.09 feet to a point; thence South 77 degrees 54 minutes 24 seconds East a distance of 79.15 feet to a point; thence leaving said branch run, South 20 degree 06 minutes 31 seconds West a distance of 102.77 feet to the point of beginning, containing 0.90 of an acre, more or less.

According to the Survey of Joseph E. Conn, Jr., #9049, dated February 26, 2001.

Note: This instrument was prepared without benefit of title.

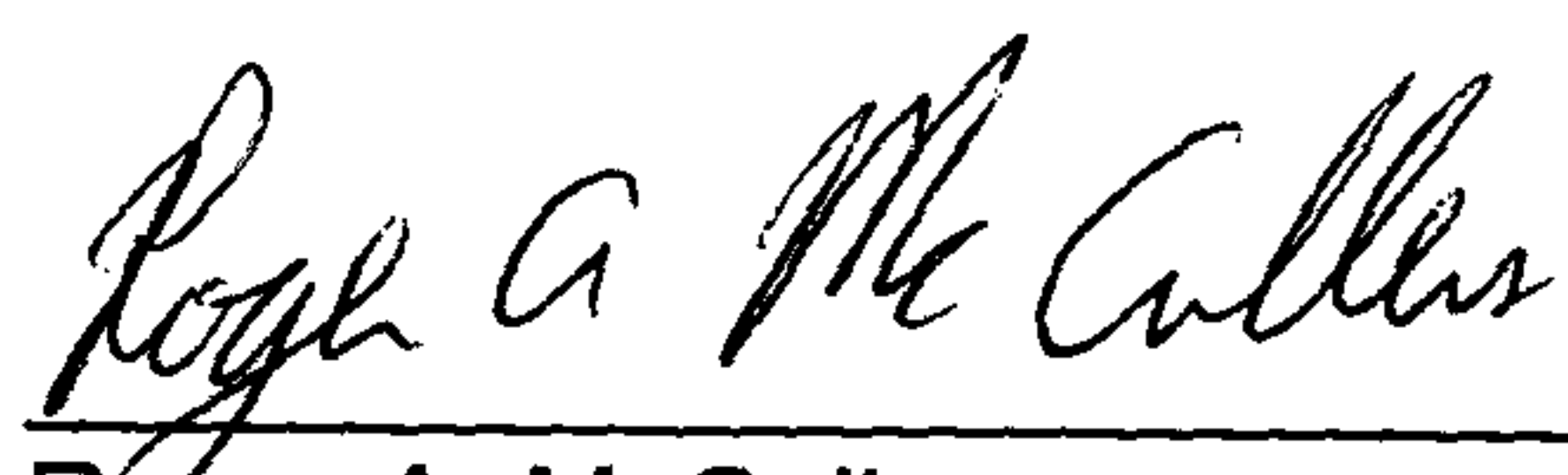
Note: This property does not constitute homestead for the Grantors nor the Grantees.

TO HAVE AND TO HOLD to the said Grantee in fee simple 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 Grantee and the heirs and assigns of the Grantee, 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 Grantee and the heirs and assigns of the Grantee 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 29 day of July, 2002.

GRANTOR


_____(L.S.)
Roger A. McCullers

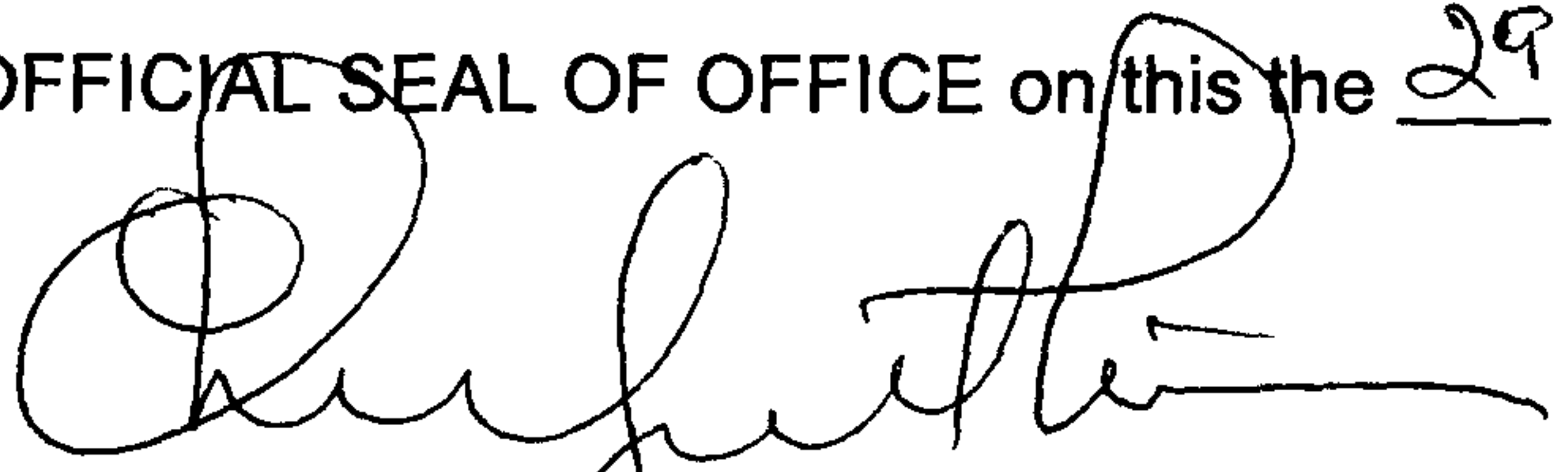
STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, 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 29 day of July, 2002.



NOTARY PUBLIC

My Commission Expires: 5/3/04