

This instrument was prepared by:

William R. Justice
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Grantees' address:
P.O. Box 1957
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-one Thousand Six Hundred Eighty Hundred and 57/100 DOLLARS (\$21,680.57) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Roger A. McCullers, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Debra T. Willis and Phillip J. Willis (herein referred to as 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 being situated in the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West being more particularly described as follows: Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of said 1/4-1/4 a distance of 379.43 feet to a point; thence turn 88 deg. 26 min. 00 sec. left and run Easterly a distance of 174.96 feet to a steel pin and the point of beginning of the property being described; thence continue along last described course 79.99 feet to a point on the West margin of Wooten Road, a prescriptive right of way road; thence turn 92 deg. 41 min. 46 sec. left and run Northerly along said West margin of said Wooten Road a distance of 54.15 feet to the P.C. (point of curvature) of the curve to the left having a central angle of 19 deg. 59 min. 16 sec. and a radius of 298.980 feet; thence turn 9 deg. 59 min. 28 sec. left to chord and run Northerly along the chord of said curve a chord distance of 103.74 feet to a point on the Southerly margin of a tar and gravel driveway in a curve to the right; thence turn 99 deg. 11 min. 42 sec. left and chord to chord and run West-Southwesterly along the South margin of said driveway a chord distance of 62.75 feet to a point; thence turn 69 deg. 40 min. 00 sec. left from chord and run Southerly a distance of 131.96 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions, rights of way, and covenants of record.

\$21,680.57 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon

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the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 7th day of February, 2003.



Roger A. McCullers

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger A. McCullers, unmarried, 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 official seal this 7th day of February, 2003.



Notary Public

