

This Instrument Was Prepared By:
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Montevallo, Alabama 35115
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Send Tax Notice:
Bobby Shaner
215 Pine Oaks
Montevallo, AL 35115

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

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 **Bobby Shaner, 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 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 to a point; thence leaving said branch run, South 20 degrees 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 survey of Joseph E. Conn, Jr., RLS 9049, dated February 26, 2001.

Note: This instrument was prepared without evidence of a title search. The legal description was taken from survey of Joseph E. Conn, Jr., RLS 9049, dated February 26, 2001.

Note: This property does not constitute homestead property for the Grantor nor the Grantee.

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 8th day of ~~April~~^{July}, 2002.

GRANTOR

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

STATE OF ALABAMA

SHELBY COUNTY

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) **ACKNOWLEDGMENT**
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I, Karen B. Lowery, 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 8th day of ~~April~~^{July}, 2002.

Karen B. Lowery
NOTARY PUBLIC
My Commission Expires: 4/24/05