

*This form provided by*

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Phyllis Jean Schofield

(Address) 104 Summit Lane

Columbiana, Alabama 35051

This instrument was prepared by: Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

**STATE OF ALABAMA**  
**SHELBY**

**COUNTY**  
*Thousand*

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and no/100-----

  
20040305000114190 Pg 1/1 17.00  
Shelby Cnty Judge of Probate, AL  
03/05/2004 09:09:00 FILED/CERTIFIED  
DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Phyllis Jean Schofield, an unremarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Phyllis Jean Schofield, Barry J. McCullers, and Bobbie J. McCullers

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

**PARCEL B:**

Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 01 degrees 6 minutes 6 seconds West along the West line of said 1/4-1/4 Section a distance of 575.96 feet; thence North 89 degrees 40 minutes 09 seconds East a distance of 937.96 feet to the Westerly right of way of Alabama Highway 25 and a point on a curve to the left having a central angle of 09 degrees 35 minutes 20 seconds and a radius of 2708.92 feet, said curve subtended by a chord bearing South 7 degrees 14 minutes 0 seconds West and a chord distance of 452.83 feet; thence along the arc of said curve and along said right of way a distance of 453.36 feet; thence South 2 degrees 26 minutes 20 seconds West along said right of way a distance of 118.30 feet; thence South 89 degrees 35 minutes 49 seconds West and leaving said right of way a distance of 307.03 feet; thence South 89 degrees 35 minutes 49 seconds West a distance of 244.28 feet; thence South 88 degrees 10 minutes 40 seconds West a distance of 313.68 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated December 2, 2002.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

Phyllis Jean Schofield is the surviving grantee in that certain deed recorded in Deed Book 254, Page 208, in the Probate Office of Shelby County, Alabama; the other grantee, Robert Smith Schofield, having died on or about the 22<sup>nd</sup> day of July, 1983.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 18<sup>th</sup> day of April, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phyllis Jean Schofield is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who she executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of April, 2003.

Jane F. Person

Notary Public.