

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Chris Williams and Robb Williams
PO Box 778
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Thirty one thousand and no/100 (\$31,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Roger A. McCullers, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chris Williams and Robb Williams** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$31,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of April, 2004.

Witness



Roger A. McCullers

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roger A. McCullers, an unmarried man**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2004.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land being situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 379.43 feet to a point; thence turn 88 degrees 28 minutes 00 seconds 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 degrees 41 degrees 46 minutes 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 degrees 59 minutes 16 seconds and a radius of 298.90 feet; thence turn 9 degrees 59 minutes 28 seconds 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 degrees 11 minutes 42 seconds 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 degrees 40 minutes 00 seconds left from chord and run Southerly a distance of 131.96 feet to the point of beginning; being situated in Shelby County, Alabama.