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

Send Tax Notice to:
Paul Mullin
10960 N. Main
Wilsonville, AL 35186

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )
SHELBY COUNTY )

20050519000241920 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 05/19/2005 08:17:46AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Paul Mullin, a married man (herein referred to as grantor) bargain, sell and convey unto, Paul Mullin and Kelly Mullin (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of May, 2005.

Paul Mullin

Shelby County, AL 05/19/2005
State of Alabama

Deed Tax:\$5.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Paul Mullin, 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.

Notary Public

Given under my hand and official seal this  $\frac{19^{+}}{19^{-}}$  day of May, 2005.

My commission expires:

CHARITY HOGG
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES

MARCH 31, 2008

20050519000241920 2/2 \$19.00 Shelby Cnty Judge of Probate, AL 05/19/2005 08:17:46AM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southwest corner of Section 31, Township 20 South, Range 2 East, being a gun barrel found in place; thence run Northerly along the West boundary line of said Section 31 a distance of 1317.08 feet to the Southwest corner of the NW 1/4 of SW 1/4, of said Section 31; thence turn an angle of 90 degrees 19 minutes 49 seconds to the right and run Easterly along the South boundary line of said NW 1/4 of SW 1/4 a distance of 265.35 feet to the point of beginning; thence continue along the same line a distance of 1054.48 feet to the Southeast corner of said NW 1/4 of SW 1/4; thence turn an angle of 90 degrees 17 minutes 39 seconds to the left and run Northerly along the East boundary line of said NW 1/4 of SW 1/4 a distance of 1318.22 feet to the Northeast corner of said NW 1/4 of SW 1/4; thence turn an angle of 89 degrees 45 minutes 20 seconds to the left and run Westerly along the North boundary line of said NW 1/4 of SW 1/4 a distance of 1320.65 feet to the Northwest corner of said NW 1/4 of SW 1/4; thence continue along the same course for a distance of 300.44 feet to a point on the Eastern right of way line of County Highway No. 61; thence turn an angle of 93 degrees 01 minutes 49 seconds to the left and run Southerly along said right of way line a distance of 87.20 feet to a point; thence turn an angle of 89 degrees 58 minutes 59 seconds to the left and run Easterly a distance of 420 feet to a point; thence turn an angle of 90 degrees to the right and run Southerly a distance of 840.0 feet to a point; thence turn an angle of 90 degrees to the right and run Westerly a distance of 178.0 feet; thence turn an angle of 90 degrees to the left and run Southerly a distance of 184.30 feet to a point; thence turn an angle of 87 degrees 39 minutes 30 seconds to the left and run Easterly a distance of 269.53 feet to a point; thence turn an angle of 90 degrees to the right and run Southerly a distance of 223.24 feet to the point of beginning.

Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 36, Township 20 South, Range 1 East, and the NW 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, Shelby

County, Alabama.

LESS AND EXCEPT those portions conveyed by deeds recorded as Instrument #1996-1053; Instrument #1996-9106; Instrument #1998-28075; and Instrument #20031021000702110, in the Probate Office of Shelby County, Alabama.