

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: James William McMon

2020 Ellison Rd.  
Tremont, Ala. 35085

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Seventy Five Thousand dollars and Zero cents (\$375,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Nancy S. Culpepper a ~~married~~ woman (herein referred to as grantors) do grant, bargain, sell and convey unto James William McMon and Wife, Sandra k. McMon (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Nancy Culpepper Brewster and Nancy C. Culpepper a one of the same.

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

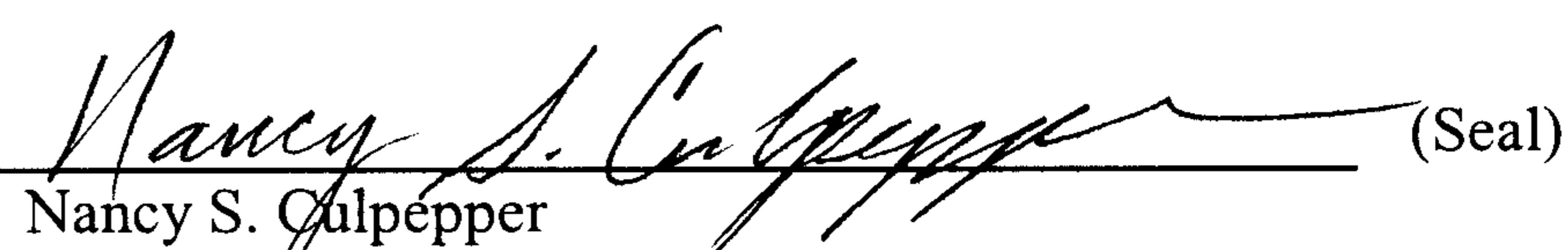
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.  
\$275,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 WHEREOF, I have hereunto set my hand and seal, this 29th day of August, 2006.

(Seal)

  
(Seal)  
Nancy S. Culpepper

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF

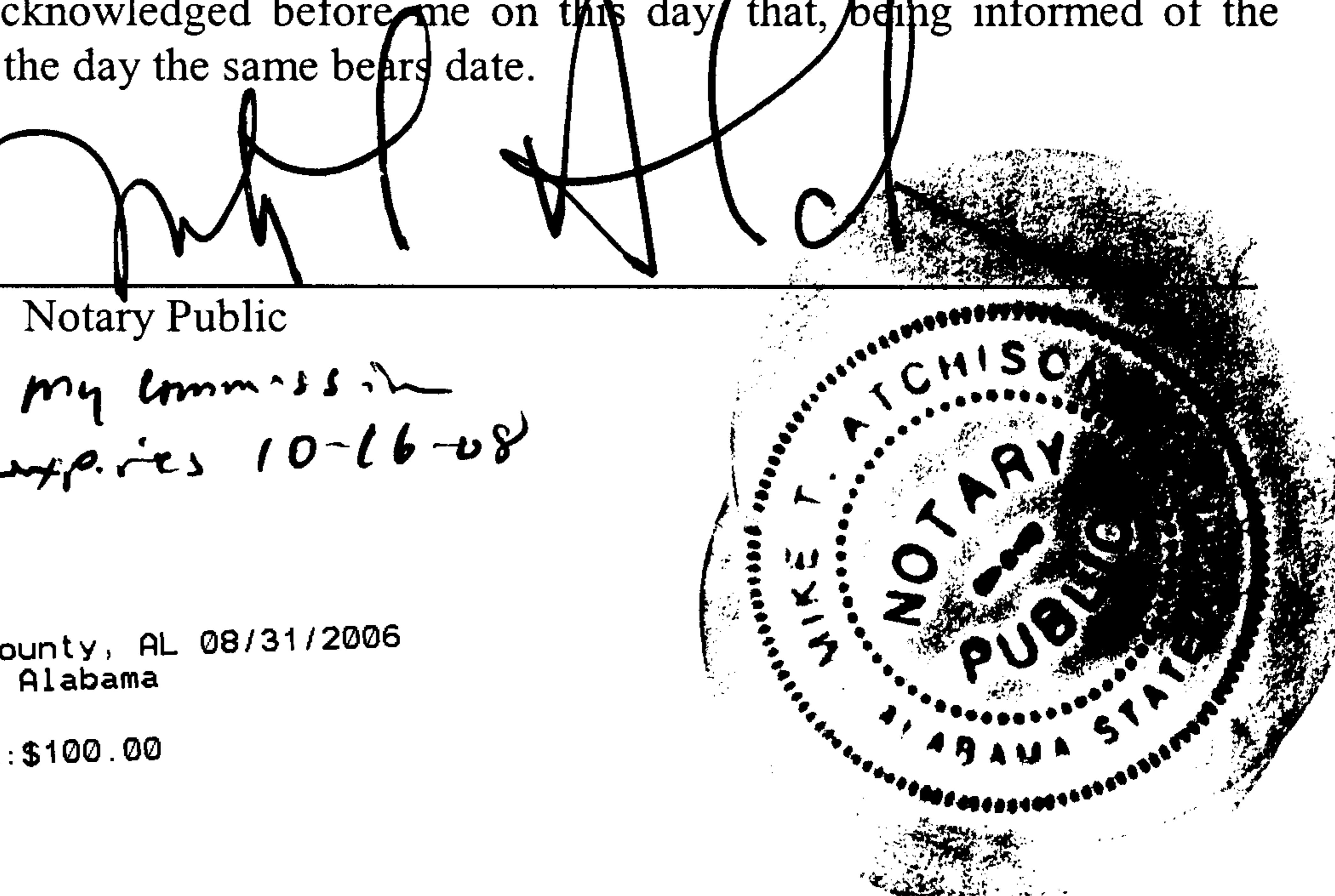
}

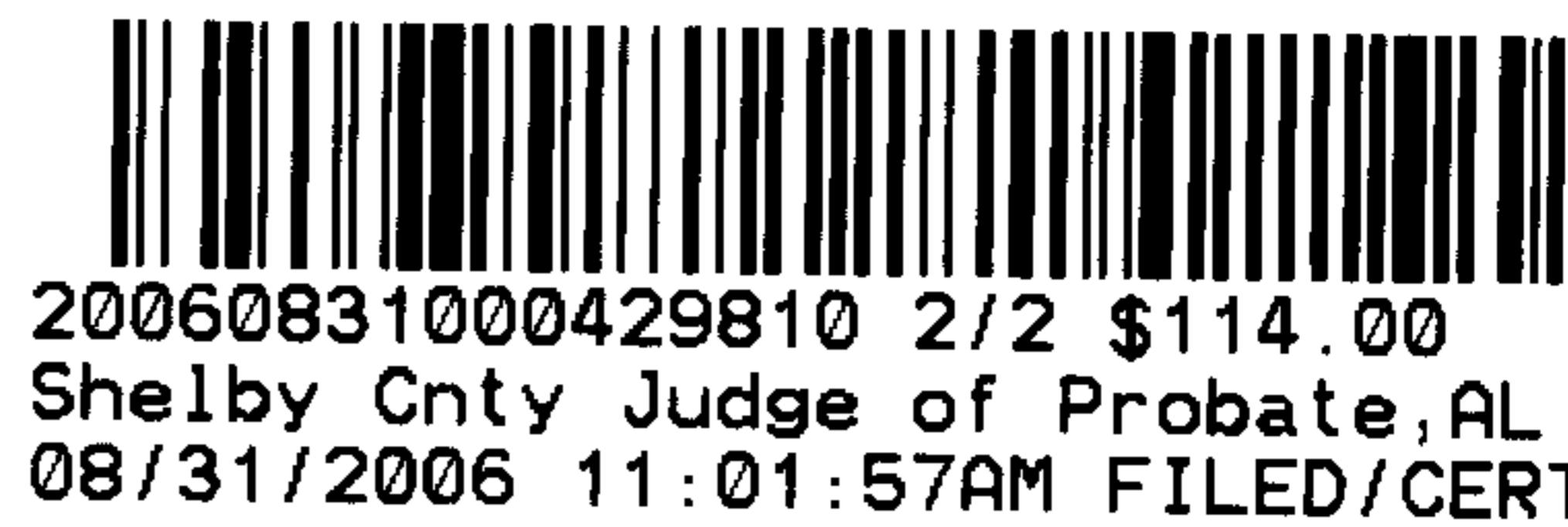
General Acknowledgment

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy S. Culpepper 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.





20060831000429810 2/2 \$114.00  
Shelby Cnty Judge of Probate, AL  
08/31/2006 11:01:57AM FILED/CERT

## EXHIBIT A

A tract of land located in the NW 1/4 of SE 1/4 of Section 27, Township 21 South, Range 1 East. Begin at the point of intersection of the North line of said 1/4-1/4 section with the west right of way line of Alabama Highway No. 145; thence run in a westerly direction along the North line of said 1/4-1/4 section a distance of 100 feet more or less, to a point on contour line elevation 397; thence run along the meanderings of said contour line elevation 397 in a southerly direction to the West right of way line of said Alabama Highway No. 145; thence run in a northeasterly direction along the west right of way line of said Alabama Highway NO. 145 a distance of 235 feet; more or less, to the point of beginning.

### ALSO

A parcel of land in the SW 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the SE corner of Section 27, Township 21 South, Range 1 East thence North 00 degrees 23 minutes 06 seconds west for 2654.73 feet to a 2 inch grader blade in rock pile painted red; thence north 89 degrees 12 minutes 22 seconds West for 1294.20 feet to rock pile painted red; thence north 89 degrees 23 minutes 13 seconds West for 508.03 feet to iron axle on west ROW of highway No. 145, to the point of beginning of Parcel "C", thence continue north 89 degrees 23 minutes 13 seconds West for 117.0 feet to a point on the 397 contour; thence northeasterly along the 397 contour to a point on the west ROW of highway #145; thence South 14 degrees 44 minutes 34 seconds west along the west ROW for 129.0 feet to the point of beginning.