

THIS INSTRUMENT WAS PREPARED BY: LAW OFFC. OF VIRGIL E. HUNTER, II P.O. BOX 426 BESSEMER AL 35020 SEND TAX NOTICE TO: KENNETH MCMULLEN 962 OLD CAHABA DRIVE HELENA, AL 35080

WARRANTY DEED (With Right of Survivorship)
STATE OF ALABAMA
SHELBY COUNTY
KNOW ALL I

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Two Thousand Dollars and No/100 (\$222,000.00) to undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, Stephen V. Spears and Jin Suk Spears, husband and wife, hereby grant, bargain, sell and convey unto Kenneth McMullen and Nakia G. McMullen, husband and wife (hereinafter referred to as grantee, whether one or more) described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1331, according to the Survey of Old Cahaba Phase IV, as recorded in Map Book 33, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

PURCHASE PRICE PAID SIMULTANEOUSLY WITH 1ST & 2ND MORTGAGES

PREMISES IS THE HOMESTEAD OF GRANTOR

MINERAL AND MINING RIGHTS EXCEPTED

DEED PREPARED WITH BENEFIT OF TITLE SEARCH

TO HAVE AND TO HOLD to said grantee, his or his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 14 day of Movember, 2006.

JIN SUK SPEARS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, certify that <u>Stephen</u> <u>V. Spears and Jin Suk Spears</u>, whose names, 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 the conveyance, (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of Millim Br

. 2006.

NOTARY PUBLIC

Commission Expires:_

Hunter