20070405000154970 1/2 \$23.50 Shelby Cnty Judge of Probate, AL 04/05/2007 09:42:00AM FILED/CERT

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Eighty Seven Thousand and no/100's Dollars (\$187,000.00)** to the undersigned grantor,

ROGER ALLEN MCCULLERS, an unmarried man,

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

NICHOLAS N VANDEGRIFF and LANEIA D. VANDEGRIFF

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit A for legal description

\$177,650.00 of the consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

The grantor, ROGER ALLEN MCCULLERS and ALLEN MCCULLERS is one and the same person.

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 30th day of March, 2007.

WITNESS:

ROGER ALLEN MCCULLERS

Rogh alle Me alle

STATE OF ALABAMA
SHELBY COUNTY

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

Given under my hand and seal this the 30th day of March, 2007.

Notary Public

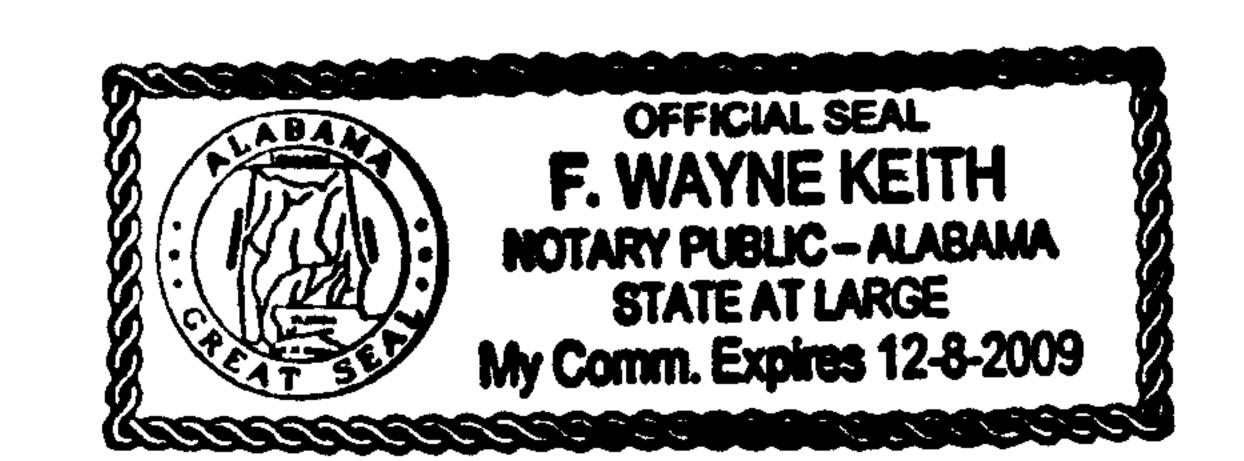
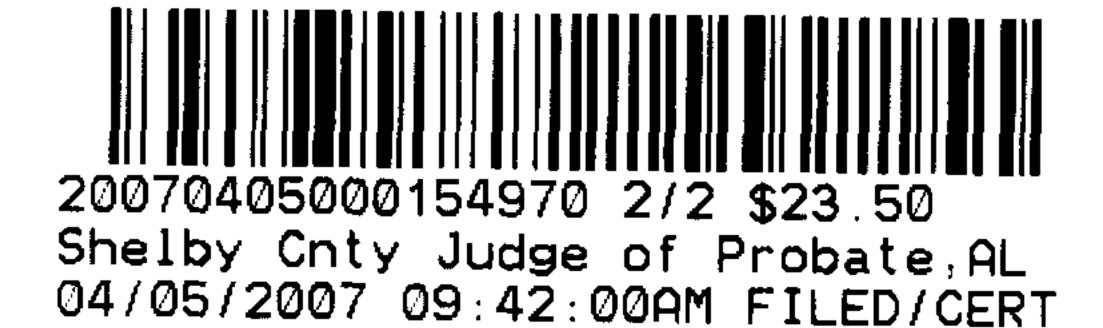


Exhibit A to deed



The following described real-estate situated in Shelby County, Alabama to wit: Beginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence South 02 degrees 47 minutes 07 seconds East along the East line of said 1/4-1/4 a distance of 383.92 feet to a found rebar corner on the South line of an Alabama Power Company Transmission Line Easement or right of way; thence run North 78 degrees 21 minutes 38 seconds West along said right of way or easement line a distance of 782.65 feet to a found rebar corner on the Southeasterly margin of Shelby County Highway No.11; thence run North 58 degrees 11 minutes 10 seconds East along said margin of said highway a distance of 394.28 feet to a found rebar corner; thence continue along said margin of said highway North 57 degrees 59 minutes 35 seconds East a distance of 472.05 feet to a found rebar corner on the East line of the Southeast 1/4 of Northwest 1/4 of same said Section 16; thence South 03 degrees 05 minutes 29 seconds East along said East line of said 1/4-1/4 section a distance of 232.83 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 05 minutes 29 seconds West along the East line of the Southeast 1/4 of the Northwest 1/4 of Section 16 a distance of 232.83 feet to a point on the Southerly margin of Shelby County Highway No. 11; thence run South 57 degrees 59 minutes 35 seconds West along said margin of said highway a distance of 34.27 feet to the point of beginning; on the center line of a sixty foot wide easement or right of way; thence run South 03 degrees 05 minutes 29 seconds East along said centerline of said right of way or easement a distance of 216.26 feet to the P.C. of a curve to the left having a central angle of 28 degrees 03 minutes 10 seconds and a radius of 250.00 feet; thence run Southeasterly along the arc of said curve an arc distance of 122.40 feet to the intersection of said centerline of said easement or right of way with the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 16 and the end of required easement or right of way.

McCullers to Vandegriff March 30, 2007

Initial

Shelby County, AL 04/05/2007 State of Alabama

Deed Tax:\$9.50

This instrument was prepared by: F. Wayne Keith, Attorney 160 Yeager Parkway, Suite 105 Pelham, Alabama 35124

Send Tax Notice to: Nicholas Vandegriff 5292 Highway 11 Pelham, Alabama 35124