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Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mr. & Mrs. Ronald L. Truman

1624 Crenshaw Rd.
Columbiana, AL 35051

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 SEVENTY THREE THOUSAND AND NO/00 DOLLARS (\$173,000.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Charles Sullivan, as Personal Representative of the Estate of Theodore Phillip Sullivan, Deceased, Probate Case #2006-000707**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, **Ronald Lee Truman and Wanda Eugenia Vanderpool Truman**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

W. TRUMAN IS ONE AND THE SAME AS WANDA EUGENIA VANDERPOOL TRUMAN.

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 7th day of May, 2007.

Thomas Charles Sullivan, Personal Representative
of the Estate of Theodore Phillip Sullivan, Deceased ,
Probate Case #2006-000707

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Thomas Charles Sullivan, Personal Representative of the Estate of Theodore Phillip Sullivan, Deceased, 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 as such Personal Representative and in his capacity as such executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2007.

Notary Public

My commission expires: 9/12/07

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 West; thence run South along the East line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 959.62 feet to a County gravel road; thence turn an angle of 153 degrees 14 minutes 06 seconds to the right and run along said County gravel road a distance of 215.53 feet; thence turn an angle of 12 degrees 24 minutes to the right and run along said County gravel road a distance of 256.71 feet; thence turn an angle of 57 degrees 58 minutes to the left and run along said County gravel road a distance of 274.57 feet; thence turn an angle of 20 degrees 35 minutes to the right and run along said County gravel road a distance of 446.98 feet; thence turn an angle of 130 degrees 10 minutes 16 seconds to the right and run a distance of 789.44 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama. LESS AND EXCEPT those portions of the above conveyed by deeds recorded in Deed Book 297, Page 484; Real Record 142, Page 357; and Real Record 300, Page 205 , in Probate Office.