20070907000420610 1/1 $190.50
Shelby Cnty Judge of Probate, AL
09/07/2007 10:16:13AM FILED/CERT

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
James McGullion
5241 Crossings Parkway
Birmingham, AL 35242

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF JEFFERSON)

That in consideration of Four Hundred Twenty-Nine Thousand Three Hundred Forty-Six and No/100--
----------($429,346.00) Dollars

to the undersigned grantor, Gibson & Anderson Construction, Inc., a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James McGullion and Kelly McGullion

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 452, according to the Survey of Caldwell Crossings Fourth Sector, Phase Two, as recorded in Map Book 36, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

$ 250,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August, 2007.

ATTEST:

Gibson & Anderson Construction, Inc.

By: _____
Edward T. Anderson, Vice-President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 09/07/2007
State of Alabama

Deed Tax:$179.50

I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby certify that Edward T. Anderson whose name as Vice-President of Gibson & Anderson Construction, Inc., a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

WILLIAM H. HALBROOKS NOTARY PUBLIC AT LARGE

My Commission Expires: 4/21/08

William H. Halbrooks, Notary Public