


This instrument was prepared by:
Mary L. Gifford, Attorney at Law
2080 Valleydale Road, Suite 16
Birmingham, AL 35244

Send Tax Notice To:
Linda B. Hodges
529 Talon Court
Jackson, MS 39211


20070914000432750 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/14/2007 02:16:53PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

SALES PRICE \$220,000.00

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 dollars (\$10.00) in hand paid to Diane C. McCullum and David McCullum, husband and wife, herein referred to as Grantors whether one or more, in hand paid by Linda B. Hodges and William Franklin Manring, III, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey unto said Grantees in fee simple as joint tenants with the right of survivorship all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached for Legal Description

This deed is being recorded simultaneously with a mortgage in the amount of \$220,000.00

Subject to: Ad valorem taxes for 2007, not yet due and payable and all subsequent years
Present zoning classification - residential
All easements, rights-of-way, restrictions and encumbrances of record.
Utility easements serving the property, residential subdivision covenants and restrictions, and building lines of record, provided that none of the foregoing materially impair use of the property for residential purposes.
Mineral and mining rights not owned by the seller

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.

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

IN WITNESS WHEREOF, Diane C. McCullum and David McCullum have hereto set forth their signatures and seals this the 6th day of August, 2007.


Diane C. McCullum


David McCullum

STATE OF ALABAMA

COUNTY OF SHELBY

I, the Undersigned, a Notary Public in and for said County, in said State, hereby acknowledge that Diane C. McCullum and David McCullum whose names are signed to the foregoing conveyance, and who are either known to me or have proven their identities to me by good and sufficient evidence, acknowledged before me on this day that, having been informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2007.



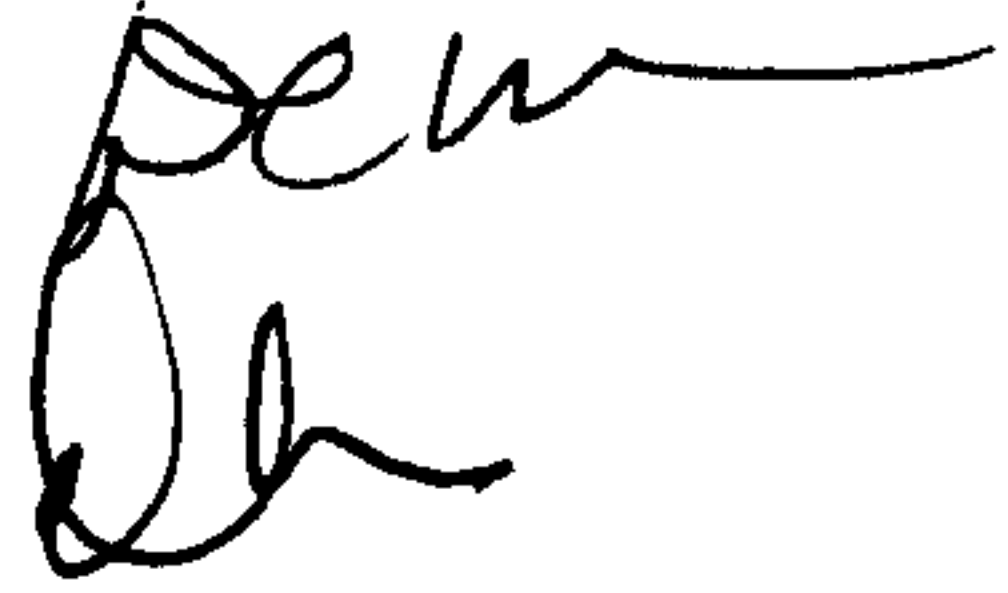
Notary Public - Mary L. Gifford


My Commission expires: 07/08/09

Exhibit A

Legal Description

Lot 255, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be "Linda B. Hodges", written in a cursive style.


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(HODGES, LINDA B..PFD/MLG0147/36)