

Send Tax Notice To:
Roger McCullers
137 Highcrest Drive
Pelham, Alabama 35124

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF ONE HUNDRED EIGHT THOUSAND and No/100 DOLLARS (\$108,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BOWMAN PROPERTIES, LLC, an Alabama limited liability company** (hereinafter collectively referred to as Grantor), does grant, bargain, sell and convey unto **ROGER A. McCULLERS** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

NOTE: Grantor certifies this instrument is executed as required by the Articles or Organization and Operating Agreement and that same have not been modified or amended.

\$108,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2008 and subsequent years;
2. Mineral and mining rights and rights incident thereto recorded in Instrument 20070220000078150, in the Probate Office of Shelby County, Alabama;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to gas, oil, sand and gravel, in, on and under subject property;
4. Any and all matters of record including but not limited to easements, rights of way, condemnations, setback lines and release of damages.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the

property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

31st IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 31st day of January, 2008.

BOWMAN PROPERTIES, LLC
an Alabama limited liability company

By: 
Steven Bowman
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that STEVE BOWMAN, whose name as Member of BOWMAN PROPERTIES, LLC, an Alabama limited liability company, 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, in his capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2008.


NOTARY PUBLIC
My commission expires: 5-13-2008


20080212000057910 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/12/2008 01:11:48PM FILED/CERT

EXHIBIT "A"

PARCEL I:

Beginning at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 00°23'28" East along the West line of said 1/4 - 1/4 a distance of 550.87 feet to a steel corner in the centerline of an existing dirt roadway; thence continue last described course a distance of 81.44 feet to a found steel rebar corner; thence run South 89°37'21" East a distance of 875.00 feet to a set steel rebar corner; thence run North 00°23'28" West a distance of 632.30 feet to a set steel rebar corner; thence run North 89°37'21" West along the North line of same said 1/4 - 1/4 a distance of 876.00 feet to the point of beginning.





20080212000057910 3/3 \$18.00
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