

Value \$253,000 SMC



20080422000164490 1/2 \$267.00
Shelby Cnty Judge of Probate, AL
04/22/2008 03:13:59PM FILED/CERT

This Instrument Prepared by:
F. Wade Steed, Esq
1800 International Park Drive, Suite 10
Birmingham, Alabama 35243

Send Tax Notice to:
Thomas H. Mullenix and Glenda D. Mullenix
6739 Remington Circle
Pelham, Alabama 35124

**WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, LARRY HUFFSTUTLER, a single person, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto THOMAS H. MULLENIX and GLENDA D. MULLENIX, husband and wife (hereinafter 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, all of Grantor's interest in the following described parcels of real estate situated in the County of Shelby and State of Alabama, to-wit:

PARCEL I

Lot 355, according to the survey of Alabama Power Company Recreational Cottage Site Sector 1 as recorded in Map Book 21, Pages 96A-C in the Probate Office of Shelby County, Alabama.

PARCEL II

A parcel of land located in Fractional Section 24, Township 22, South, Range 1 East, more particularly described as follows: Begin at the northwest corner of Lot 356 of Alabama Power Company Recreational Cottage Site Sector 1 as recorded in Map Book 21, Page 96 C, in the Office of the Judge of Probate, Shelby County, Alabama; thence southeasterly along the west line of said Lot 356 for 71.35 feet to the northeasterly corner of Lot 355 of said subdivision; thence turn an angle to the right of 79 degrees 01 minutes 15 seconds and run southwesterly along the north line of said Lot 355 for 126.17 feet; thence turn an angle to the right of 114 degrees 01 minutes and 00 seconds and run northerly along the west line of said Lot 355 for 144.13 feet to the southerly right of way line of Primrose Lane; thence easterly along the southerly line of Primrose Lane 102.05 feet to the point of beginning, and containing .27 acres, more or less.

The above described parcels of real estate are subject to:

1. 2008 Ad Valorem Taxes, a lien but not yet due and payable.
2. All easements, restrictions, covenants, rights of way, limitations and agreements of record.
3. Any mineral and mining rights not owned by the Grantor.

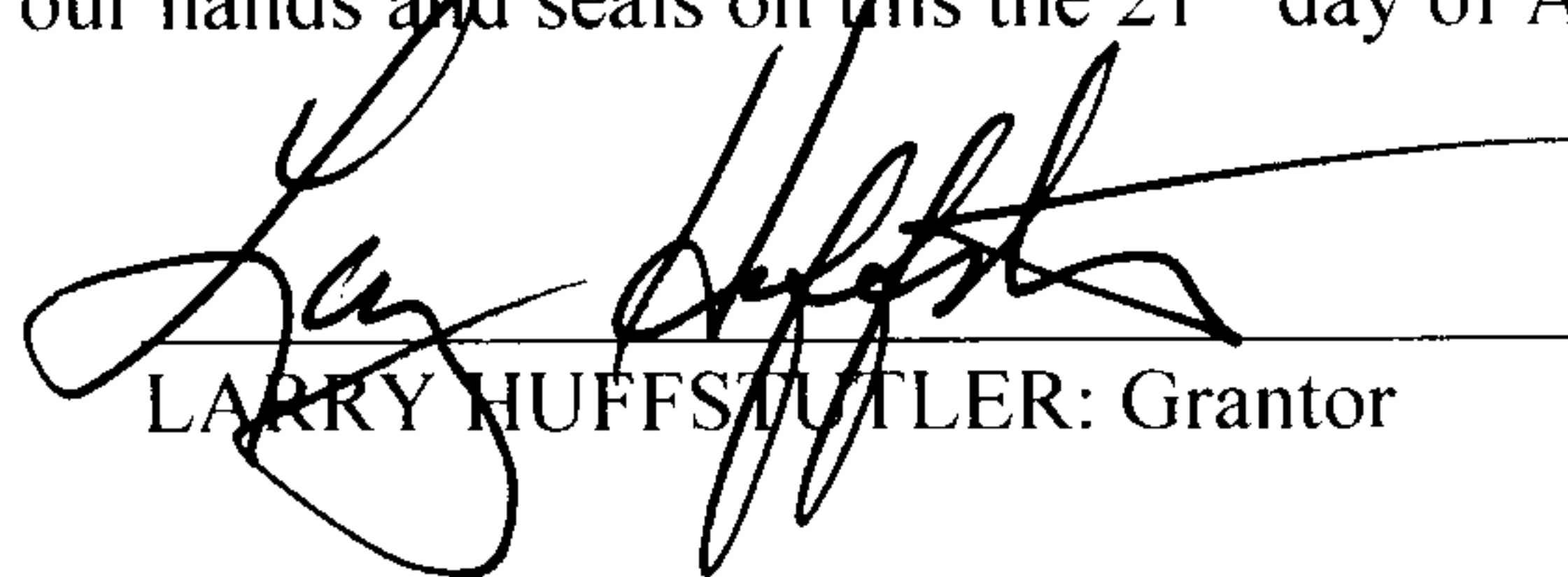
NOTE:

1. The Grantor covenants and warrants that the above described parcels of real estate as found set forth herein do not in any way constitute Grantor's homestead.

TO HAVE AND TO HOLD the same unto 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 himself, his successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that he is free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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, we have hereunto set our hands and seals on this the 21st day of April, 2008.


LARRY HUFFSTUTLER: Grantor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry Huffstutler, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of April 2008.


Notary Public

My Commission Expires: 11/23/2011

Shelby County, AL 04/22/2008
State of Alabama

Deed Tax: \$253.00