

This instrument was prepared by:
Michael T Atchison, Attorney at Law
101 West College
Columbiana, AL 35051

Send Tax Notice To: Sheavon Rhoads
1988 19th Place
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand dollars and Zero cents (\$120,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Dale E. McCullough, II and Robin T. McCullough (herein referred to as grantors) do grant, bargain, sell and convey unto William Allen Rhoads and Sheavon Capps Rhoads (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

* husband and wife

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years.

Sheavon Capps Rhoads and Sheavon Rhoads are one in the same person.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$117,826.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of May, 2009.

* Dale E. McCullough II

By: Robin McCullough, as Attorney (Seal)
Dale E. McCullough, II in Fact
By: Robin McCullough, as Attorney
in Fact under Specific Power of (Seal)
Attorney recorded in Instrument #
20090602000208190 in the Probate Office
of Shelby County, Alabama. (Seal)

Dale E. McCullough II (Seal)
Dale E. McCullough, II
Robin McCullough (Seal)
Robin T. McCullough (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

} General Acknowledgment

* by Robin McCullough, as Attorney in Fact,

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale E. McCullough, II and Robin T. McCullough whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May 2009

Notary Public
My Commission Expires: 10/16/2012

20090602000208200 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
06/02/2009 10:29:31 AM FILED/CERT

Shelby County, AL 06/02/2009

State of Alabama

Deed Tax : \$2.50

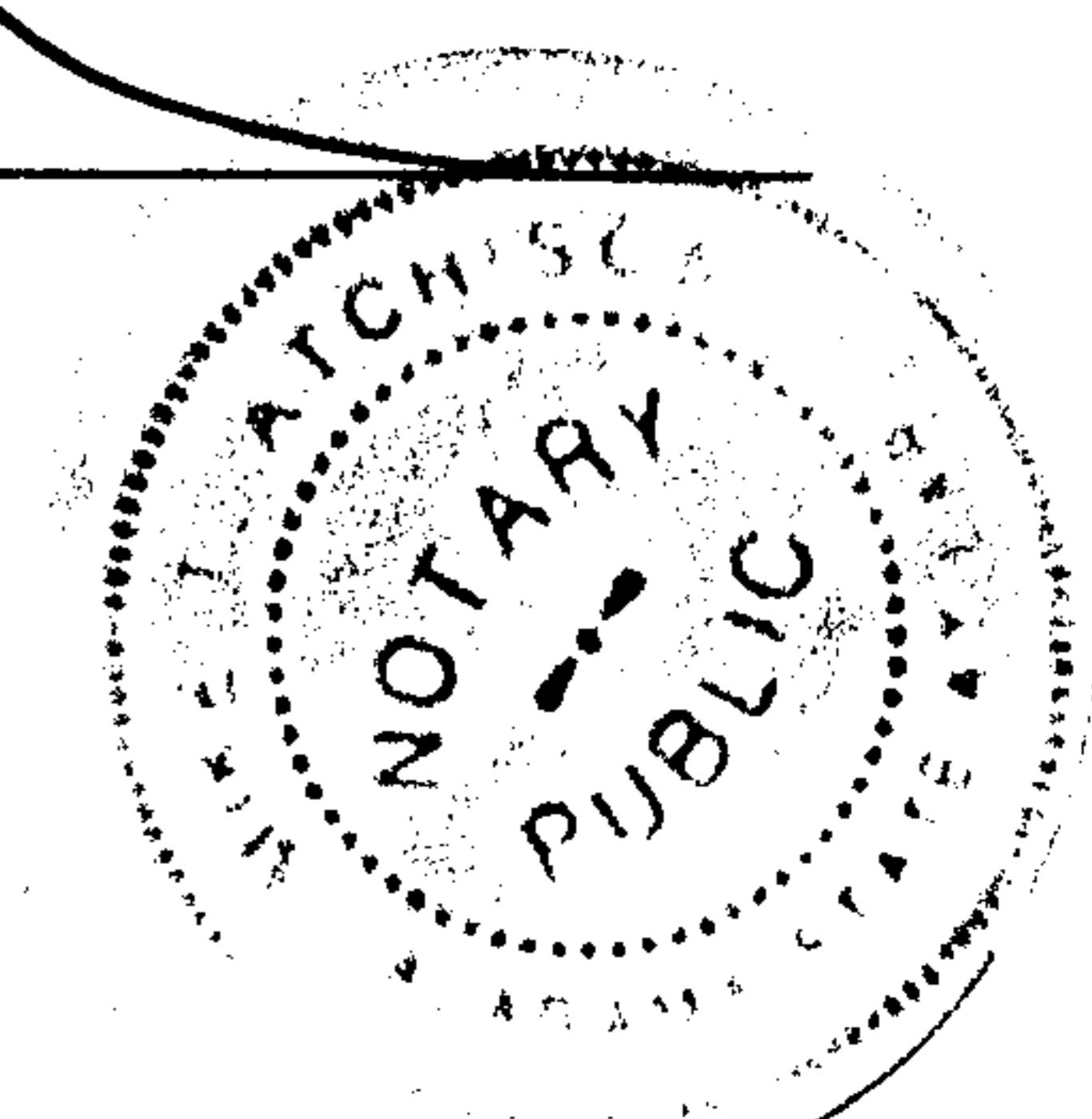


EXHIBIT A

Lot 26-A, according to Scott's Resurvey of Block 267, Lots 24 thru 27, Dunstan's Map of Calera, as recorded in Map Book 29, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT the following:

A part of Lot 26-A, according to the Survey of Scott's Resurvey of Block 267, Lots 24 thru 27, Dunstan's Map of Calera, as recorded in Map Book 29, Page 75, Shelby County, Alabama and being more particularly described as follows:

Commence at the intersection of the centerline of a 20 foot alley vacated in Instrument No. 2001-49438 in above said Probate Office, and the extended South line of Lot 26-A, according to the above said Resurvey of Dunstan's Map of Calera; thence North 89 degrees 04 minutes 11 seconds West, a distance of 131.93 feet; thence North 05 degrees 05 minutes 18 seconds West, a distance of 196.99 feet; thence South 87 degrees 51 minutes 13 seconds East, a distance of 36.55 feet to the point of beginning; thence south 86 degrees 54 minutes 33 seconds East, a distance of 116.21 feet to the centerline of above said 20 foot vacated alley; thence North 81 degrees 07 minutes 03 seconds West and leaving said centerline, a distance of 117.46 feet; thence South 00 degrees 01 minutes 29 seconds East a distance of 11.87 feet to the point of beginning.

