

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

C. WEBB EDWARDS
321 Wynlake Circle
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Ninety Two Thousand and 00/100 Dollars (\$292,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Roger A. McCullers, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto C. Webb Edwards and Cathy J. Edwards, husband and wife (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A

*\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 30th day of September, 2009.

Roger A. McCullers
ROGER A. MCCULLERS

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ROGER A. MCCULLERS, 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 30th day of September, 2009.


[Signature]
Notary Public

My Commission Expires: 9.29.2010

EXHIBIT "A"

A parcel of land in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, situated in Shelby County, Alabama; more particularly described as follows:

Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 23 minutes 28 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 degrees 37 minutes 21 seconds East a distance of 875.00 feet to a set steel rebar corner; thence run North 00 degrees 23 minutes 28 seconds West a distance of 632.30 feet to a set steel rebar corner; thence run North 89 degrees 37 minutes 21 seconds West along the North line of same said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 876.00 feet to the point of beginning.


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Shelby Cnty Judge of Probate, AL
02/10/2010 08:10:16 AM FILED/CERT