

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

Send Tax Notice To: Dale E. McCullough, II
306 North Main St.
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20120417000131250 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/17/2012 01:33:03 PM FILED/CERT

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Glen Joiner, a married (herein referred to as grantors) do grant, bargain, sell and convey unto Dale E. McCullough, II and Robin McCullough (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$153,061.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of April, 2012.

_____(Seal) Glen Joiner (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen Joiner 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2012.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

PARCEL I:


A certain lot in the Town of Columbiana, more particularly described as follows:

Beginning at the NE corner of Section 26, Township 21 Range 1 West and run thence along the section line South 87 degrees, West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 414.5 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 414 feet to the West line or margin of Main Street; thence North 3 degrees West along the West line or margin of Main Street, 86 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT: a certain lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the northeast corner of Section 26, Township 21, Range 1 West, and run thence along the section line South 87 degrees West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 214.5 feet to the point of beginning; thence continue 200 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 200 feet; thence run North 76 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the Southeast corner of Section 23, Township 21 South, Range 1 West, (Iron Bar found in place); thence run westerly along the South boundary line of said Section 23 a distance of 461.08 feet to a point on the western margin of Main Street, Columbiana, Alabama, which is the point of beginning of the parcel of land herein described; thence continue along said section line a distance of 214.5 feet; thence turn to the right and run North to the North line of the land described in deed recorded in Real Book 223, Page 162, in the Probate Office of Shelby County, Alabama; thence turn right and run easterly along the North line of said land to a point on the above mentioned western margin of Main Street; thence turn an angle of 92 degrees 02 minutes 57 seconds to the right and run southerly along said western margin a distance of 13.88 feet to the point of beginning. Said parcel is lying in the SE ¼ of the SE ¼ of Section 23, Township 21 South, Range 1 West.


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