

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Steven D. Bullock
36 Highway 440
Chelsea, AL 35043

(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)


That in consideration of One Hundred Sixty Thousand and no/100--(\$160,000.00) Dollars.
As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Bertha A. Smith, a single woman
(Whose address is 522 Hwy 39 Chelsea AL 35043)

(herein referred to as GRANTORS) do grant, bargain, sell and convey to,
Steven D. Bullock and Melissa Bullock
(Whose address is the property address)

(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 Attached Exhibit "A" for legal description.


20131030000429140 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
10/30/2013 11:44:33 AM FILED/CERT

Subject to: current taxes, easements, liens and restrictions of record.

\$ 128,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Note: Dennis M. Smith having died on or about November 29, 2010.

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/we have hereunto set my/our hand(s) and seal(s), this 24th day of October, 2013.

Bertha A. Smith

Bertha A. Smith

(Seal)

Shelby County, AL 10/30/2013
State of Alabama
Deed Tax: \$32.00

STATE OF Alabama)

General Acknowledgment

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Bertha A. Smith, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily ~~on the~~ on the day the same bears date.

Given under my hand and official seal this 24th day of October, A. D., 2013.

My Commission Expires: 9/22/17

Notary Public: Caroline Harrington Allen

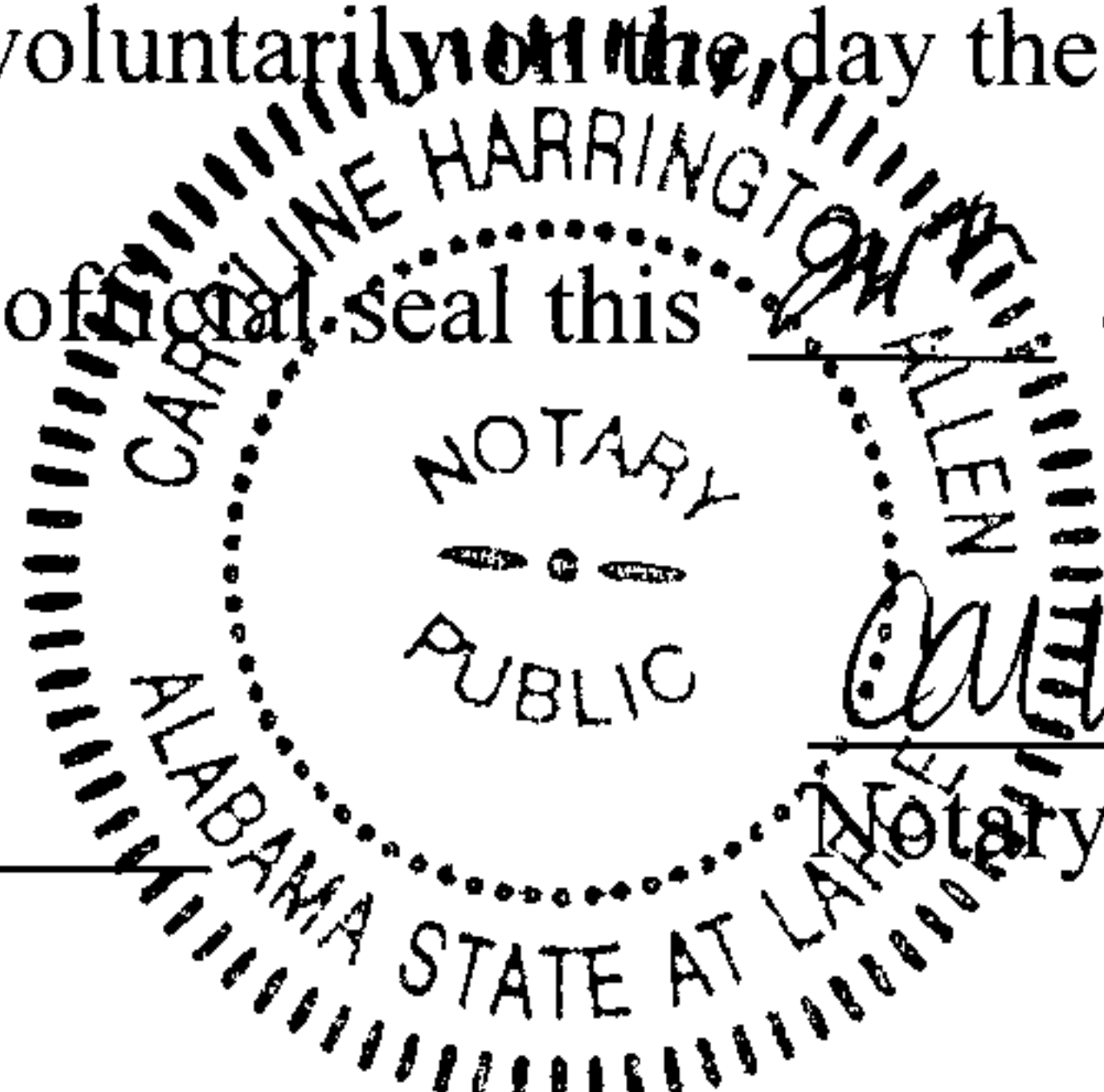



Exhibit "A"

Attached Legal Description

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 26, Township 19 South, Range 1 West; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 937.05 feet to a point on the SE right of way line of Shelby County Hwy. No. 39; thence turn an angle of 43 degrees 39 minutes to the right and run along said Hwy R/W a distance of 30.0 feet; thence turn an angle of 1 degree 06 minutes 47 seconds to the left and continue along said Hwy. R/W a distance of 532.22 feet; thence turn an angle of 2 degrees 09 minutes 17 seconds to the right and continue along said Hwy. R/W a distance of 132.91 feet to point of beginning; thence continue along said Hwy. R/W a distance of 15.84 feet; thence turn an angle of 0 degrees 55 minutes 30 seconds to the left and continue along said Hwy. R/W a distance of 89.27 feet to a point of intersection with the South right of way line of Shelby County Hwy. No. 440; thence turn an angle of 54 degrees 22 minutes to the right and run along said Hwy. No. 440 R/W a distance of 65.73 feet; thence turn an angle of 5 degrees 55 minutes to the left and continue a distance of 80.01 feet; thence turn an angle of 4 degrees 15 minutes to the left and continue along said Hwy. R/W a distance of 125.43 feet; thence turn an angle of 13 degrees 20 minutes to the left and continue along said Hwy. R/W a distance of 100.73 feet to a gravel road; thence turn an angle of 75 degrees 10 minutes 56 seconds to the right and run along said gravel road a distance of 217.66 feet; thence turn an angle of 120 degrees 06 minutes 44 seconds to the right and run a distance of 357.54 feet; thence turn an angle of 26 degrees 09 minutes 12 seconds to the right and run a distance of 214.09 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama.


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