

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Linda Culberson
8844 Highway 51 North
Sterrett, Alabama 35147

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Eighty thousand nine hundred sixty seven and no/100 (\$80,967.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Will T. Kirkpatrick and Denay P. Kirkpatrick, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Linda Culberson** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

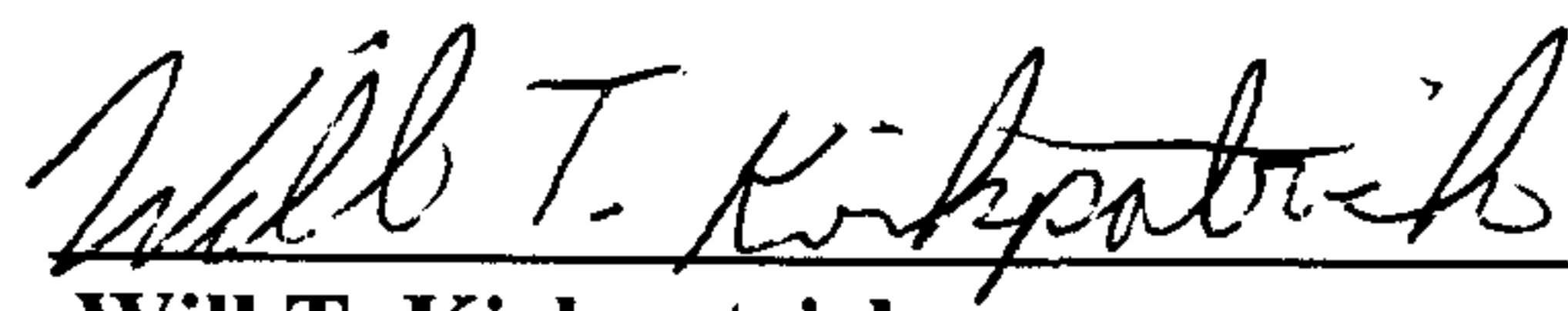
\$79,715.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

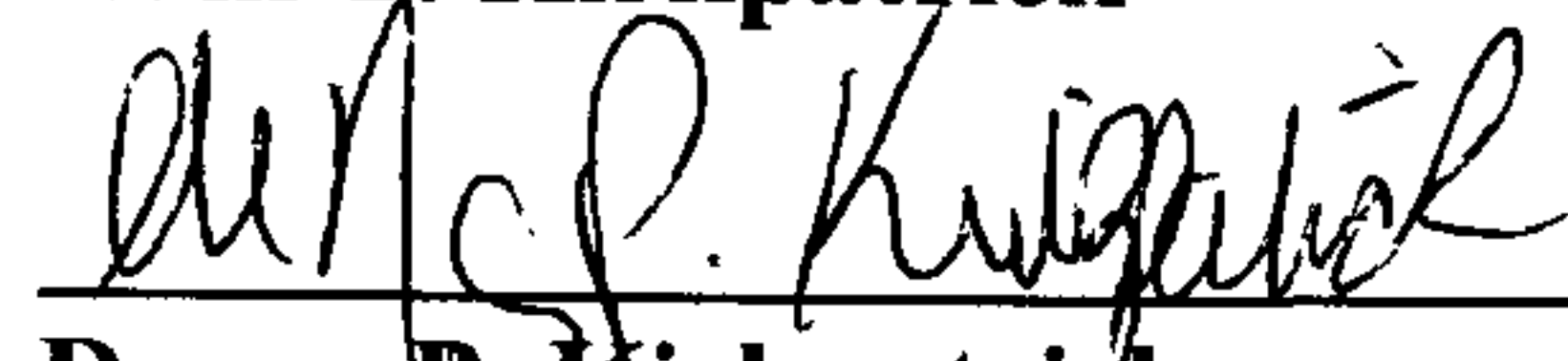
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or 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 12th day of April, 2002.

Witness

 (Seal)
Will T. Kirkpatrick

Witness

 (Seal)
Denay P. Kirkpatrick

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Will T. Kirkpatrick and Denay P. Kirkpatrick, husband and wife** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of April, 2002.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

The point of beginning being the Southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, thence run North along the West line of said quarter-quarter section for a distance of 280.9 feet, more or less, to the South right of way of Pumpkin Swamp Road; thence turn right an angle of 49 degrees 40 seconds running Northeast along the south right of way of said road for a distance of 170.4 feet; thence turn right an angle of 130 degrees 20 minutes running South for a distance of 391.3 feet; then turn right an angle of 90 degrees 00 minutes for a distance of 130.0 feet to the point of beginning, located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

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