



BHM0600105

Send tax notice to:

ROBERT CULPEPPER

112 TOCOA CIRCLE

HELENA, AL 35080

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Two Thousand Nine Hundred and 00/100 Dollars (\$152,900.00) in hand paid to the undersigned Bethany J. Berish and Clay P. Berish, wife and husband (hereinafter referred to as Grantors") by Robert Culpepper and Lori Pickett (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 305, ACCORDING TO THE SURVEY OF TOCOA PARC SUBDIVISION PHASE 3, AS RECORDED IN MAP BOOK 25, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$145,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

20060405000157170 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
04/05/2006 11:23:33AM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Bethany J. Berish and Clay P. Berish, wife and husband hereunto set their signature(s) and seal(s) on March 15, 2006.

Bethany J. Berish
Bethany J. Berish

Clay P. Berish
Clay P. Berish

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bethany J. Berish and Clay P. Berish, wife and husband, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15TH day of MARCH, 2006.

(NOTARIAL SEAL)



Mary Pamela Short
Notary Public
Print Name:
Commission Expires: 9-16-06