


THIS INSTRUMENT PREPARED BY:  
HILL, HILL & GOSSETT, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
2152 Lisa Ann Drive  
Leeds, Alabama 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

  
20170905000322790 1/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
09/05/2017 11:40:17 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Seven Thousand Five Hundred and No/100 Dollars (\$37,500.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Doreen Aiello, a married woman (herein referred to as Grantors) do grant, bargain, sell and convey unto Joseph C. Culpepper and Khristy Culpepper (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**All that part of the following described property lying South of road, more particularly described as follows.**  
Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 23, Township 17 South, Range 1 East and run North along the West line thereof for 853.61 feet; thence 114 deg. 09'36" right and run Southeasterly for 383.47 feet; thence 75 deg. 17'11" right and run Southerly for 697.78 feet the South line of said 1/4-1/4 section; thence 78 deg. 32'14" right and run West along said South line for 237.6 feet to the Point of Beginning.


Subject To:

1. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 206, page 175 in the Probate Office of Shelby County, Alabama.
  2. Transmission line permit to Alabama Power Company, recorded in Deed Book 118, page 302; Deed Book 136, page 533 and Deed Book 241, page 345, in the Probate Office of Shelby County, Alabama.
  3. Agreement as recorded in Real 44, page 296, in the Probate Office of Shelby County, Alabama.
  4. Less and except any portion of subject property lying within a road right of way.
- All recorded in the Probate Office of Shelby County, Alabama

\$30,000.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

The above described property does not constitute the homestead of grantor nor that of their spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

  
20171030000392880 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/30/2017 03:02:33 PM FILED/CERT


Shelby County, AL 09/05/2017  
State of Alabama  
Deed Tax: \$37.50

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 31 day of August, 2017.

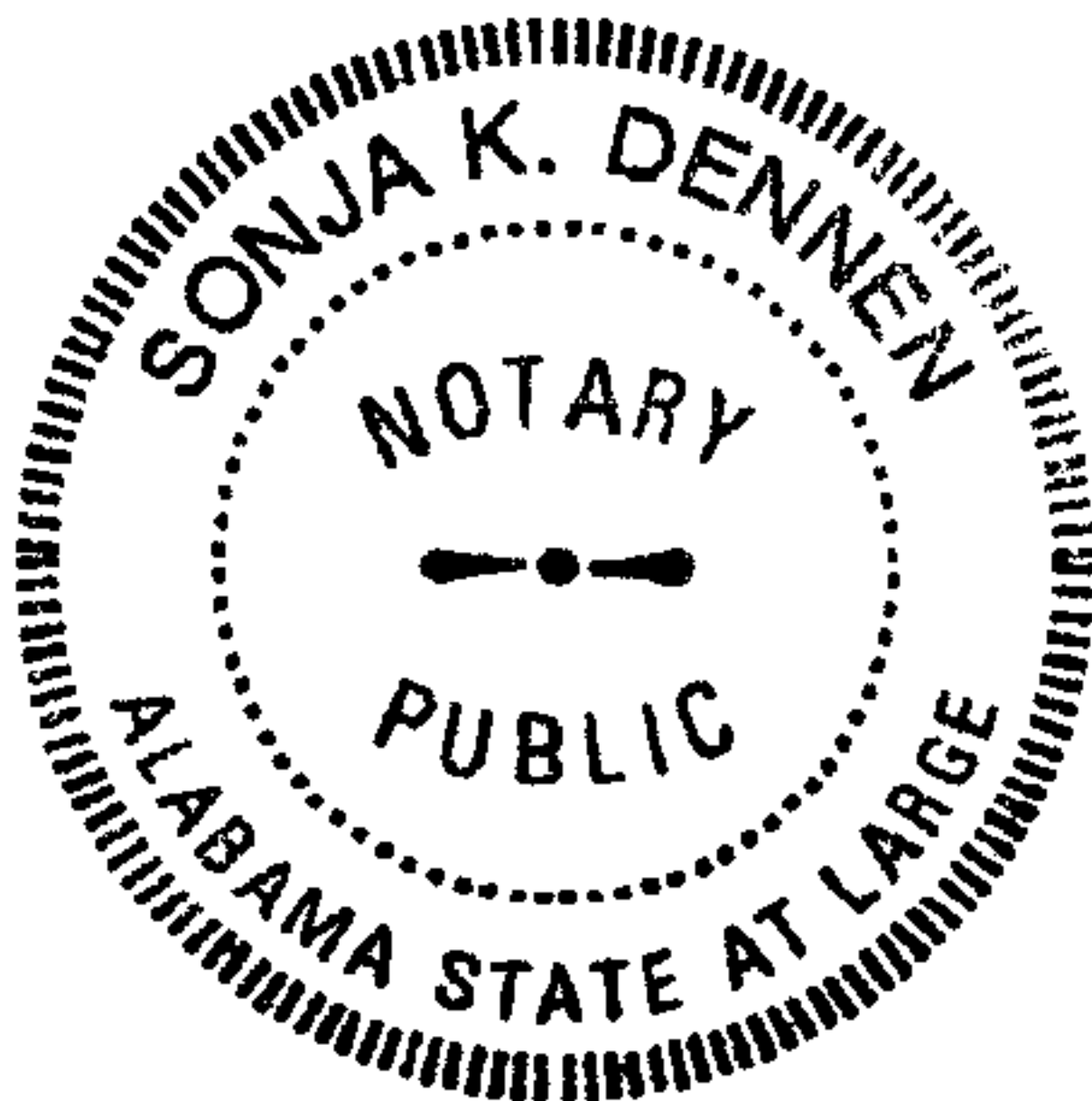
Doreen Aiello  
Doreen Aiello

STATE OF ALABAMA  
ST. CLAIR COUNTY

  
20170905000322790 2/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Doreen Aiello, whose name(s) 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of August, 2017.



Sonja K. Dennen  
Notary Public

My Commission Expires: 6/1/2018

  
20171030000392880 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name **DOREEN AIELLO**  
Mailing Address **2152 LISA ANN DRIVE**  
**LEEDS, AL 35094**

Grantee's Name **JOSEPH C. CULPEPPER**  
Mailing Address **2152 LISA ANN DRIVE**  
**LEEDS, AL 35094**

Property Address **2148 LISA ANN DRIVE**  
**LEEDS, AL 35094**

Date of Sale **AUGUST 31, 2017**  
Total Purchase Price **\$ 37,500.00**


or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/31/17

Print **DOREEN AIELLO**

Unattested

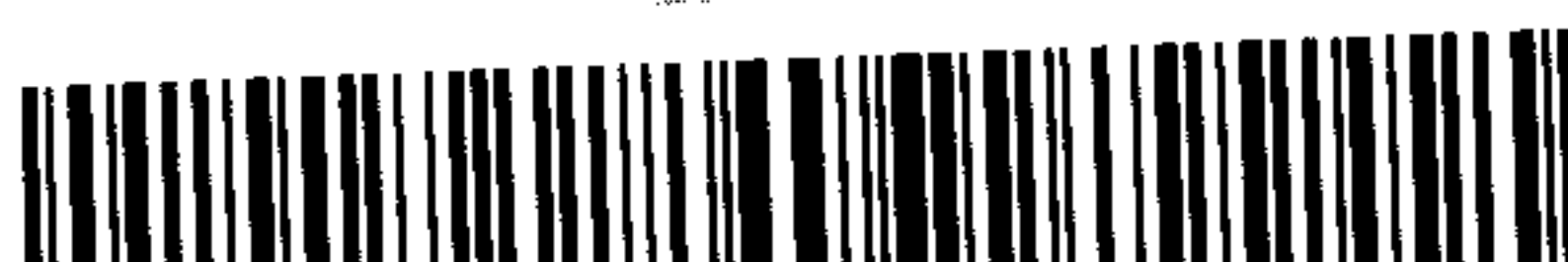
Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
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