

This instrument was prepared by

(Name) J. P. Graham

(Address) P.O. Box 371, Pelham, Alabama 35124 4462

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Four Hundred Two and 18/100 DOLLARS
and the assumption of the hereinbelow described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas C. Anderson and wife, Donna C. Anderson

(herein referred to as grantors) do grant, bargain, sell and convey unto
O. B. Culpepper and Nancy S. 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:

Part of E $\frac{1}{2}$ of SW quarter and part of W $\frac{1}{2}$ of SE quarter
of Section 29, Township 21 South, Range 1 West, described as
follows: Begin at a point on the west boundary line of the SE
quarter of SW quarter of said Section, 72 rods north of the
southwest corner of said SE quarter of SW quarter; thence south
to southwest corner of the SE quarter of SW quarter; thence in
a northeasterly direction along the right-of-way of the old
E.T.V. & G. Railroad to the east boundary line of the SW quarter
of SE quarter of said Section; thence north 39 rods; thence in
a southwesterly direction to starting point, containing 44.3 acres.

And as further consideration, the Grantees herein, hereby expressly
assume and promise to pay that certain indebtedness secured by that
certain mortgage in favor of Shelby County Savings and Loan Association
recorded in Mortgage Book 324 Page 414 in the aforesaid Probate Office
according to the terms and conditions of said mortgage and the indebtedness
secured thereby.

All mineral and mining rights excepted.

19730423000021760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/23/1973 12:00:00 AM FILED/CERT

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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 of such survivor forever, together with every contingent
remainder and right of reversion.

And ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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, ~~we~~ have hereunto set our hand(s) and seal(s), this 23
day of April STATE OF ALA., SHELBY CO., 73

WITNESS: I CERTIFY THIS INSTRUMENT
WAS FILED ON
April 23 1973 2:30pm. (Seal)
RECORDED & \$ 16.50 MTG. TAX (Seal)
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT. (Seal)

Thomas C. Anderson (Seal)
Donna C. Anderson (Seal)

Conrad A. Fowler
STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Thomas C. Anderson and wife, Donna C. Anderson
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 23 day of April A. D. 19 73

J. P. Graham
Notary Public.