

This instrument was prepared by

(Name) W. L. Longshore, Jr.

4157

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and NO/100 (\$3,500.00) DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Edmond F. Bierley, Jr. and wife, Peggy C. Bierley (herein referred to as grantors) do grant, bargain, sell and convey unto James C. Culpepper and wife, Susan E. 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:

Lot 26, according to Survey of IVANHOE, as recorded in Map Book 6, Page 58, and amended Map of IVANHOE, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.



19771109000120480 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
11/09/1977 12:00:00AM FILED/CERT

SUBJECT TO:

1. Taxes for 1978 and subsequent years.
2. Restrictive covenants and conditions filed for record on September 16, 1975, in Misc. Book 12, Page 646.
3. 35-foot building set back line from Burgundy Lane..
4. Utility easement over North side of said lot as shown on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171, and in Deed Book 220, Page 46, in Probate Office.
6. Permit to South Central Bell Telephone and Telegraph Company recorded in Deed Book 294, Page 581, and permit to Southern Bell Telephone and Telegraph Company and Alabama Power Company recorded in Deed Book 295, Page 847, in Probate Office.
7. Mortgage from Edmond F. Bierley, Jr., and wife, Peggy C. Bierley, to Mortgage Corporation of the South, dated November 9, 1976, and recorded in Mortgage Book 359, Page 599, in Probate Office, which was assigned to First Federal Savings & Loan Association of Huntsville, in Misc. Book 17, Page 718, in Probate Office, which said mortgage the grantees herein agree to assume and pay.

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BOOK

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 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, we have hereunto set our hand(s) and seal(s), this 2nd day of November, 1977.

WITNESS:

(Seal)
I CERTIFY THIS
INSTRUMENT IS GENUINE
1977 NOV -9 Deed tax 380
PH 2-25 (Seal)

Rec 150
100
6 00
STATE OF ALABAMA OF PROBATE
Cass COUNTY

Edmond F. Bierley, Jr. (Seal)
Peggy C. Bierley (Seal)

Peggy C. Bierley (Seal)

(Seal)

General Acknowledgment

I, Belle Penny, a Notary Public in and for said County, in said State, hereby certify that Edmond F. Bierley, Jr., and wife, Peggy C. Bierley, 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 2nd day of November

A. D. 19 77

Belle Penny (Seal)
Notary Public

First Real Estate
P. O. Box 9