

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

1285-E Hueytown Road

(Address) Hueytown, Alabama 35023



This Form furnished by.

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOE CONNORS JOHNSON AND WIFE, MARY W. JOHNSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

WALLACE N. CULPEPPER AND WIFE, INGRID M. 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:

From the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South Range 3 West run easterly along the south boundary line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West for 789.47 feet to the point of beginning of the land herein described; thence turn an angle of 91 degrees, 43' 50" to the left and run northerly for 129.49 feet; thence turn an angle of 90 degrees 23' 40" to the right and run easterly for 290.10 feet; thence turn an angle of 108 degrees 41' 30" to the right and run southwesterly for 142.87 feet, more or less to a point on the south boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; thence turn an angle of 72 degrees 38' 40" to the right and run westerly along the south boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, for 242.86 feet, more or less, to the point of beginning, situated in Shelby County, Alabama.

This land being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. Rights of way to Alabama Power Company recorded in Volume 224, Page 586, in the Probate Office of Shelby County, Alabama.

\$35,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 29th day of July, 1982.

WITNESS:

DATE OF ALA-31
I CERTIFY THIS
DEED WAS FILED

(Seal)

1982 AUG -2 AM 8:54

(Seal)

Thomas H. Johnson, Jr.
JUDGE OF PROBATE

(Seal)

Joe Connors Johnson

(Seal)

JOE CONNORS JOHNSON

Mary W. Johnson

(Seal)

MARY W. JOHNSON

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE CONNORS JOHNSON AND WIFE, MARY W. JOHNSON, 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 29th day of July, A. D. 1982