

(Name) Raymond F. Culpepper

(Address) 5540 Double Oak Lane  
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley  
2100 Sixteenth Avenue, South  
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

James Binion Smith and wife, Ann Elgin Smith  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Raymond F. Culpepper and wife, Peggy Culpepper

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Jefferson County, Alabama to-wit:

Lot 18, Block 1, according to the survey of Cherokee Forest, as recorded  
in Map Book 5, Page 17 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 AUG 19 AM 9:49

*Deed by 500*  
*Rec 150*  
*Ind 120*  
*750*

*Thomas A. Shumaker*  
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 12<sup>th</sup>

day of August, 19 83

WITNESS:

\_\_\_\_\_  
(Seal) James Binion Smith (Seal)  
\_\_\_\_\_  
(Seal) Ann Elgin Smith (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

JEFFERSON } COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Binion Smith and wife, Ann Elgin Smith 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 12<sup>th</sup> day of August, A. D. 19 83.

*Land Title*

*Thomas A. Shumaker*  
My Commission Expires: 5-23-84 Notary Public.