

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 20814
Birmingham, Alabama 35216



SEND TAX NOTICE TO:
James W. Culpepper

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TITLE NOT EXAMINED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Seven Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary K. Smith, an unmarried woman

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

James W. Culpepper and wife, Carline T. Culpepper

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

Shelby County, Alabama to-wit:

Commence at the Northeast corner of the N.W. 1/4 of the N.W. 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, thence Westerly along the North line of said Section 192.18 feet to a point, thence 88 deg. 59 min. left 678.80 feet to a point, thence 16 deg. 02 min. right 121.71 feet to the point of beginning of the property being described, thence 11 deg. 31 min. left 140.51 feet to a point, thence 85 deg. 38 min. right 71.0 feet to a point, thence 91 deg. 27 min. right 116.66 feet to a point, thence 74 deg. 10 min. right 82.17 feet to the point of beginning; being situated in Shelby County, Alabama.

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Subject to current taxes, easements and restrictions of record.

\$27,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (~~we~~) do for myself (~~grantee~~) and for my (~~grantor~~) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~grantee~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (~~grantor~~) have a good right to sell and convey the same as aforesaid; that I (~~we~~) will and my (~~grantor~~) 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, I have hereunto set my hand(s) and seal(s), this 1st day of March, 1984

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Rec 117 100 250 (Seal) 1984 MAR 12 AM 11:07 (Seal) (Seal)

Mary K. Smith (Seal)
Mary K. Smith (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary K. Smith, an unmarried woman whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March A. D., 19 84