

SEND TAX NOTICE TO:

(Name) Michael Irving Culpepper

Route 1, Box 127 J

(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE HUNDRED FIFTY AND NO/100 (\$1250.00) DOLLARS

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

Clyde Benjamin Langner, Jr. and wife, Nancy Holley Langner

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

Michael Irving Culpepper and wife, Cynthia Langner 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:

All our undivided interest in and to the following described land:

PARCEL I:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 33, Township 19, Range 1 West: Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence South along the West line of same a distance of 294.38 feet to the point of beginning; continue along the last named course a distance of 78.25 feet; thence 121 deg. 19 min. to the left in a Northeasterly direction a distance of 253.80 feet; thence 67 deg. 56 min. to the left in a Northwesterly direction a distance of 190.85 feet; thence 114 deg. 45 min. to the left a distance of 43.42 feet; thence 8 deg. 04 min. to the right a distance of 43.90 feet; thence 64 deg. 10 min. to the left in a Southerly direction a distance of 154.51 feet; thence 60 deg. 04 min. to the right in a Southwesterly direction a distance of 150.0 feet to the point of beginning.

PARCEL II:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 33, Township 19, Range 1 West; Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence East along the North line of same a distance of 235.23 feet to the point of beginning; thence continue along the last named course a distance of 384.61 feet; thence 153 deg. 19 min. to the right in a Southwesterly direction a distance of 430.42 feet; thence 107 deg. 0 min. to the right a distance of 174.65 feet; thence 65 deg. 15 min. to the right a distance of 35.66 feet to the point of beginning.

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 13th

day of June, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 13 AM 9:17

4.00

JUDGE

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned

hereby certify that Clyde Benjamin Langner, Jr. and wife, Nancy Holley Langner
whose names are signed to the foregoing conveyance, and who are known to me, and 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 13th day of June, A. D., 19 84.

Notary Public