

SEND TAX NOTICE TO:

(Name) Milton I. Culpepper, Jr.

(Address) 2504 Woodmeadow Place

Birmingham, AL 35216

This instrument was prepared by

(Name) Earl Niven

(Address) P.O. Box 75 Chelsea, AL 35043

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTEEN THOUSAND NINE HUNDRED EIGHTY AND NO/100 (\$13,980.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Nannie Niven, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Milton I. Culpepper, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 6.99 acres, more or less, located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama described as follows:

Commence at the SE corner of said Section 4; thence run West along the South line of said Section 4 a distance of 420.00 feet to the point of beginning; thence continue last course a distance of 309.21 feet; thence turn right 89° 34' 25" a distance of 435.61 feet; thence turn left 89° 34' 25" a distance of 125.74 feet; thence turn right 89° 34' 25" a distance of 378.16 feet; thence turn right 91° 10' 29" a distance of 451.64 feet; thence turn right 90° 00' 12" a distance of 807.92 feet to the point of beginning.

Grantor reserves for herself, her heirs, successors, and assigns a right of way and an easement for ingress and egress over the following described parcel of land: Commence at the SE corner of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the South line of said Section 4 a distance of 420.00 feet; thence continue last course a distance of 309.21 feet; thence turn right 89° 34' 25" a distance of 435.61 feet; thence turn left 89° 34' 25" a distance of 125.74 feet to the point of beginning of the hereinafter described right of way and easement; thence turn right 89° 34' 25" a distance of 398.16 feet; thence turn right 91° 10' 29" a distance of 451.64 feet; thence turn right 90° 00' 12" a distance of 20 feet; thence turn right 90° 00' 12" a distance of 441.64 feet; thence turn left 90° 00' 12" a distance of 378.16 feet; thence turn right and run a distance of 10 feet more or less to the point of beginning. (Over)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 25th day of August, 19 84.

(Seal)

Nannie Niven (Seal)
Nannie Niven

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nannie Niven, a widow 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 25th day of August, A. D., 19 84.

with, White and Hyde James A. Higgins Notary Public.

Nannie Niven is a surviving Grantee of Deed recorded in Deed Volume 175, Page 151, in Probate Office of Shelby County, Alabama; the other Grantee, A. P. Niven, having died on the 5th day of November, 1981.

N. N.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 AUG 31 AM 10:33
see Mtg #54-767
From S. Niven, Jr.
JUDGE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>1.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.00</u>

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$