

(9306/9492) 9307/5834
This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1993 JUN -8 AM 10:35

RECORDED & S. MTC. TAX & S.
DEED TAX HAS BEEN PD. ON THIS INSTRUMENT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND & NO/100----
(\$185,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Rodney A. Folmar and
wife, Janice J. Folmar (herein referred to as grantors), do grant, bargain, sell
and convey unto Claude W. Culpepper and wife, Betty Ann 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 and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 11, 5th Sector, according to the Survey of Altadena Woods 2nd and 5th
Sectors, as recorded in Map Book 151, Page 25, in the Probate Office of
Jefferson County, Alabama, and in Map Book 10, Page 54 in the Probate Office
of Shelby County, Alabama; being situated in Jefferson and Shelby County,
Alabama. Mineral and mining rights excepted.

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

\$100,725.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 2124 Cahaba Crest Drive, Hoover, Alabama 35242

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 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 stated 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 hands and seals, this 18th day of
May, 1993.

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1993 MAY 28 AM 7:15

RECORDED & S. MTC. TAX & S.
DEED TAX HAS BEEN PD. ON THIS INSTRUMENT

Judge of Probate

Rodney A. Folmar

Janice J. Folmar

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Rodney A. Folmar and wife, Janice J. Folmar 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 18th day of May A.D., 1993

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

5075 Jeff
5075 Shelby

Mtg + 84,275

06/28/1993-18786
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 7.50

Inst # 1993-18786

8450
450
89.00