

THIS INSTRUMENT WAS PREPARED
WITHOUT OPINION BY:
Vickie E. House, Attorney
P. O. Box 160
Calera, Alabama 35040

SEND TAX NOTICE TO:
Linda Jo Madden
777 Highway 67
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Twenty Thousand and No/100 Dollars (\$20,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Walter O'Neal Culbert**, a married man (herein referred to as grantor), grant, bargain, sell and convey unto, **Linda Jo Madden**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

From the NE corner of the NE 1/4-NE 1/4, Sec. 11, Twp. 24-N, R-13-E, Shelby County, Alabama, run a tie line WEST 1276.377 feet; thence deflect left 88 deg. 54' 12" and run southerly 277.765 feet to the beginning point of subject lot; from said point, continue said course 251.891 feet; thence deflect left 46 deg. 17' 25" for 479.433 feet to the northwesterly R/W line of Co.Rd. 67; thence deflect left 80 deg. 20' 18" along said R/W line for 300 feet; deflect left 88 deg. 57' 45" for 602.986 feet; deflect left 74 deg. 26' 00" for 251.587 feet, back to the beginning point, containing 5.00 acres, more or less.

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

The above described property does not constitute the homestead of the grantor herein.

The legal description set out herein was furnished by a survey of J. S. Pilkington, Registered Land Surveyor, dated the 20th day of January, 1995, recorded at Map Book 19, Page 94, in the Probate Office of Shelby County, Alabama.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of title search.

08/30/1995-23969
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
RMC MCD 31.00

Inst # 1995-23969

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 1995.

Walter O'Neal Culbert
WALTER O'NEAL CULBERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Walter O'Neal Culbert**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 1995.

1-20-98
My Commission Expires

Vicki E. Horn
Notary Public

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