

THIS INSTRUMENT PREPARED BY:

HENRY TALIAFERRO,
Attorney at Law
418 19th Street, Ensley
Birmingham, AL 35218
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Send tax notice to:
Cliff Culberson and Linda Culberson
189 Pin Oak Drive
Chelsea, AL 35043

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand & 00/100 Dollars (\$30,000.00) and the execution of a Purchase Money Mortgage in the amount of \$179,000.00 filed simultaneously herewith

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

TERRY C. ARGO, a married man

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

CLIFF CULBERSON and his wife, LINDA CULBERSON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate, situated in Shelby, County, Alabama, to-wit:

Lot 247, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Easements as shown by recorded plat, including a 10 foot easement on the Easterly side of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-40863 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 142, page 246, Deed Book 306, page 398, and Deed Book 102, page 143, in Probate Office
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1994-5516 and Inst. No. 1994-5517, in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 21, page 93 A, B & C.
7. Reservations and Conditions as set out in Deed Book 311, page 964 and Deed Book 294, page 477, in the Probate Office.

The subject property does not constitute the homestead of the Grantor or his spouse.

The subject property is sold in its "AS IS" condition

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, I have hereunto set my hand(s) and seal(s), this 6th day of August, 1999.

WITNESS:

Audrey DeChamps (Seal)

Terry C. Argo (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 Terry C. Argo, a married man, whose name(s) 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 6th day of August, 1999.

08/10/1999-33497

09:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NBS

9.30

Henry Taliaferro
Notary Public

Inst. # 1999-33497