

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Michael C. Culpepper

(Address) P.O. Box 703
Columbiana, AL 35051

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas 2002-05301

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT

That in consideration of Forty Four Thousand Two Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Doris L. Sigona and husband, Joseph F. Sigona
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Michael C. Culpepper

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

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 line Section a distance of 45.58 feet to the North right of way line of a county paved highway; thence turn an angle of 89 degrees 58 minutes 50 seconds to the left and run along said right of way a distance of 339.12 feet; thence turn an angle of 105 degrees 53 minutes 46 seconds to the right and run a distance of 776.68 feet to the point of beginning; thence continue along last course a distance of 460.00 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said section; thence turn an angle to the right of 66 degrees 31 minutes 27 seconds and run East along the North line of the Southeast Quarter of the Southwest Quarter a distance of 861.38 feet to the West right of way line of Alabama State Highway #145; thence turn an angle of 115 degrees 52 minutes 32 seconds to the right and run in a Southwesterly direction along said West right of way line to a point lying due East of the point of beginning; thence run in a Westerly direction parallel to the North line of the Southeast Quarter of the Southwest Quarter back to the point of beginning.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

01/31/2002-05301
12:04 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
55.50

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, WE have hereunto set OUR hand(s) and seal(s), this 28
day of January, 2002.

(Seal) Doris L. Sigona (Seal)
Doris L. Sigona (Seal)
(Seal) Joseph F. Sigona (Seal)
Joseph F. Sigona

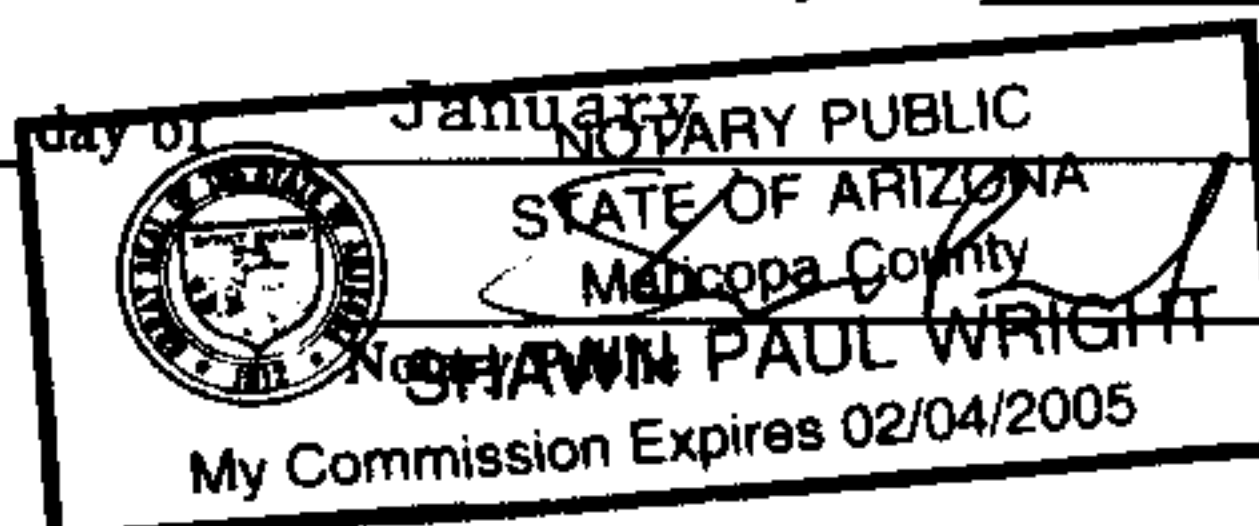
STATE OF ALABAMA ARIZONA
COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris L. Sigona and Joseph F. Sigona, whose names are signed to the foregoing conveyance 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 28

My Commission Expires: 2/4/05



A.D., 2002