



SEND TAX NOTICE 1
(Name) **Michael I. Culpepper & wife,
Cynthia L. Culpepper**
(Address) **583 County Road 335
Chelsea, AL 35043**

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and Affection, and One Dollar & other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Milton I. Culpepper, Jr. and wife, Theresa L. Culpepper**, (herein referred to as grantors) do grant, bargain, sell and convey unto our son and daughter-in-law, **Michael I. Culpepper and wife, Cynthia L. Culpepper** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


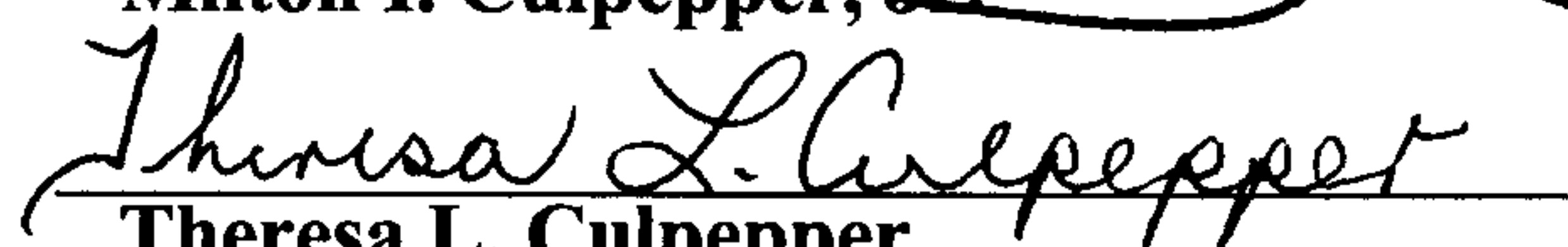
Lot 3 of Culpepper Family Subdivision, a proposed family residential subdivision located in the SE 1/4 of the SE 1/4, Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, consisting of approximately 4.25 acres, more or less, as recorded in Map Book 31, page 7, in the Probate Office of Shelby County, Alabama.

Subject to 20-foot easement along the West and South sides of said lot, as shown on said recorded plat.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.


February IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of February, 2003.

 (SEAL)
Milton I. Culpepper, Jr.
 (SEAL)
Theresa L. Culpepper

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Milton I. Culpepper, Jr.**, 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 7th day of February, 2003.

 (SEAL)
Notary Public

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Theresa L. Culpepper**, 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 7th day of February, 2003.

 (SEAL)
Notary Public