


THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S AD
Joseph Culpepper


20041101000599460 Pg 1/3 50.00
Shelby Cnty Judge of Probate, AL
11/01/2004 08:51:00 FILED/CERTIFIED

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Three Thousand and 00/100 (\$33,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carolyn G. Hunt, a married individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joseph C. Culpepper and Kristy Culpepper, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

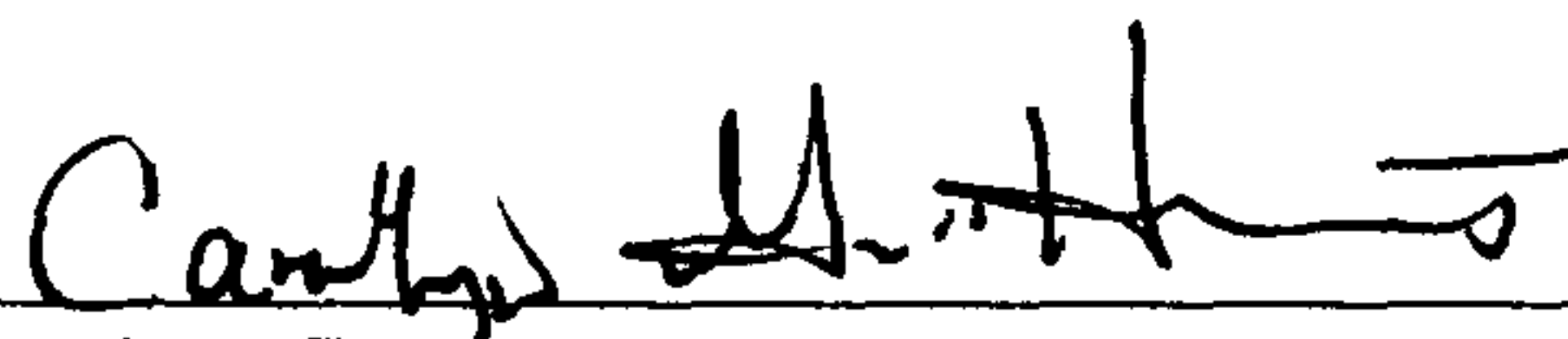
Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29th day of October, 2004.


Carolyn G. Hunt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carolyn G. Hunt, a married individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2004.


NOTARY PUBLIC

My Commission Expires: 3/18/07

Exhibit "A"

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE NORTH 89 DEGREES 59 MINUTES 21 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 136.26 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING AND A POINT APPROXIMATELY IN THE CENTER OF MOSE DAVIS BRANCH; THENCE NORTH 89 DEGREES 59 MINUTES 21 SECONDS EAST AND LEAVING SAID CENTER LINE FOR A DISTANCE OF 815.94 FEET TO A POINT APPROXIMATELY IN THE CENTER LINE OF WEAVER CREEK; THENCE NORTH 17 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 104.91 FEET; THENCE NORTH 23 DEGREES 46 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 109.97 FEET; THENCE NORTH 19 DEGREES 04 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 171.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NO. 47, (80-FOOT R.O.W.); THENCE NORTH 23 DEGREES 19 MINUTES 35 SECONDS WEST ALONG SAID CENTERLINE AND ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 234.84 FEET; THENCE NORTH 26 DEGREES 23 MINUTES 34 SECONDS WEST ALONG SAID CENTERLINE AND LEAVING SAID RIGHT-OF-WAY FOR A DISTANCE OF 185.74 FEET; THENCE NORTH 24 DEGREES 31 MINUTES 17 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 162.57 TO THE APPROXIMATE INTERSECTION OF THE CENTERLINE OF WEAVER CREEK AND MOSE DAVIS BRANCH; THENCE SOUTH 48 DEGREES 50 MINUTES 01 SECONDS WEST ALONG APPROXIMATE CENTERLINE OF MOSE DAVIS BRANCH AND LEAVING WEAVER CREEK FOR A DISTANCE OF 100.99 FEET; THENCE SOUTH 12 DEGREES 36 MINUTES 25 SECONDS EAST ALONG SAID CENTERLINE 117.96 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 46 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 80.93 FEET; THENCE SOUTH 16 DEGREES 05 MINUTES 37 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 35.56 FEET; THENCE SOUTH 42 DEGREES 14 MINUTES 03 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 54.81 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 40.61 FEET; THENCE SOUTH 28 DEGREES 44 MINUTES 48 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 74.83 FEET; THENCE SOUTH 2 DEGREES 57 MINUTES 28 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 52.39 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 04 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 56.91 FEET; THENCE SOUTH 30 DEGREES 22 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 51.84 FEET; THENCE SOUTH 2 DEGREES 18 MINUTES 35 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 46.61 FEET; THENCE SOUTH 44 DEGREES 41 MINUTES 20 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 36.37 FEET; THENCE SOUTH 4 DEGREES 22 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 31.45 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 48.07 FEET; THENCE SOUTH 83 DEGREES 56 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 28.25 FEET; THENCE SOUTH 22 DEGREES 29 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 29.46 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 49.03 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 55 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 79.39 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 55 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 15.16 FEET; THENCE SOUTH 71 DEGREES 33 MINUTES 21 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 67.55 FEET; THENCE SOUTH 8 DEGREES 44 MINUTES 01 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 37.67 FEET; THENCE SOUTH 13 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 49.27 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF R. C. FARMER, DATED MAY 29, 1996.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE NORTH 89 DEGREES 59 MINUTES 21 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 136.26 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING

File Number: 3992

Legal Description with Non Homestead
Closer's Choice

664

SAID POINT LYING APPROXIMATELY IN THE CENTER OF MOSE DAVIS BRANCH; THENCE NORTH 89 DEGREES 59 MINUTES 21 SECONDS EAST AND LEAVING SAID CENTERLINE FOR A DISTANCE OF 814.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #47 (80 FEET RIGHT OF WAY); THENCE NORTH 19 DEGREES 45 MINUTES 57 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 228.60 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 59 MINUTES 21 SECONDS WEST A DISTANCE OF 568.71 FEET TO THE APPROXIMATE CENTER LINE OF MOSE DAVIS BRANCH; THENCE SOUTH 22 DEGREES 29 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 9.20 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 33 SECONDS WEST ALONG SAID CENTER LINE A DISTANCE OF 49.03 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 55 SECONDS WEST ALONG SAID CENTER LINE FOR A DISTANCE OF 79.39; THENCE SOUTH 74 DEGREES 11 MINUTES 55 SECONDS WEST ALONG SAID CENTER LINE FOR A DISTANCE OF 15.16 FEET; THENCE SOUTH 71 DEGREES 33 MINUTES 21 SECONDS WEST ALONG SAID CENTER LINE FOR A DISTANCE OF 67.55 FEET; THENCE SOUTH 8 DEGREES 44 MINUTES 01 SECONDS EAST ALONG SAID CENTER LINE FOR A DISTANCE OF 37.67 FEET; THENCE SOUTH 13 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID CENTER LINE FOR A DISTANCE OF 49.27 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

CS4

File Number: 3992

Legal Description with Non Homestead
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