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Shelby Cnty Judge of Probate, AL
07/21/2008 02:19:08PM FILED/CERT

SEND TAX NOTICE TO:

Christopher M. Culver and wife, Jennifer D. Culver
126 Kentwood Way
Alabaster, AL 35007

This instrument was prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road, Suite 200
Birmingham, Alabama 35244

WARRANTY DEED

State of Alabama)

Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventeen Thousand Five Hundred dollars and Zero cents (\$217,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Joe B. Rodgers and wife, Kathy C. Rodgers** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Christopher M. Culver and wife, Jennifer D. Culver** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 73, according to the Survey of Kentwood, 2nd Addition, Phase 1, as recorded in Map Book 18, page 6C in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

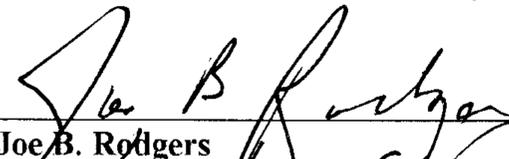
Subject to ad valorem taxes for the years 2008, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

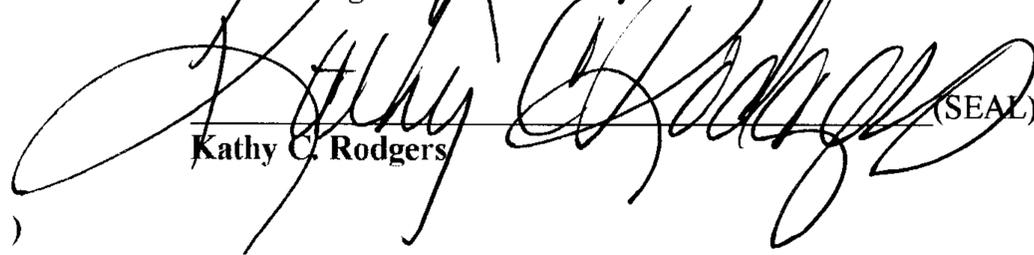
\$244,677.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **16th day of July, 2008**

 (SEAL)
Joe B. Rodgers

 (SEAL)
Kathy C. Rodgers

State of Alabama)

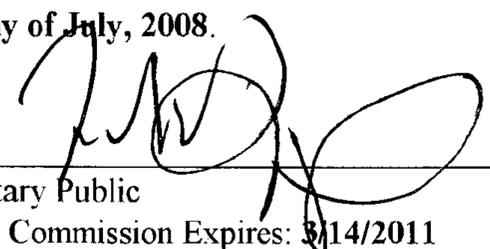
Shelby County)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Joe B. Rodgers and wife, Kathy C. Rodgers** whose names are signed to the foregoing conveyance, and 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 for and as their own act on the day the same bears date.

Given under my hand and official seal this the **16th day of July, 2008**.

(SEAL)


Notary Public
My Commission Expires: **3/14/2011**