

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Stephanie Foster
112 Tocoa Circle
Helena, AL 35080

STATE OF ALABAMA COUNTY OF SHELBY

Shelby County, AL 06/24/2011
State of Alabama
Deed Tax: \$139.00

Know All Men by These Presents: That in consideration of **One hundred thirty nine thousand and no/100 (\$139,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Robert Culpepper and Lori Culpepper f/k/a Lori Pickett, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephanie Foster** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 305, according to the Survey of Tocoa Parc Subdivision, Phase 3, as recorded in Map Book 25, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Lori Pickett and Lori Culpepper are one and the same person.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of June, 2011.



Robert Culpepper

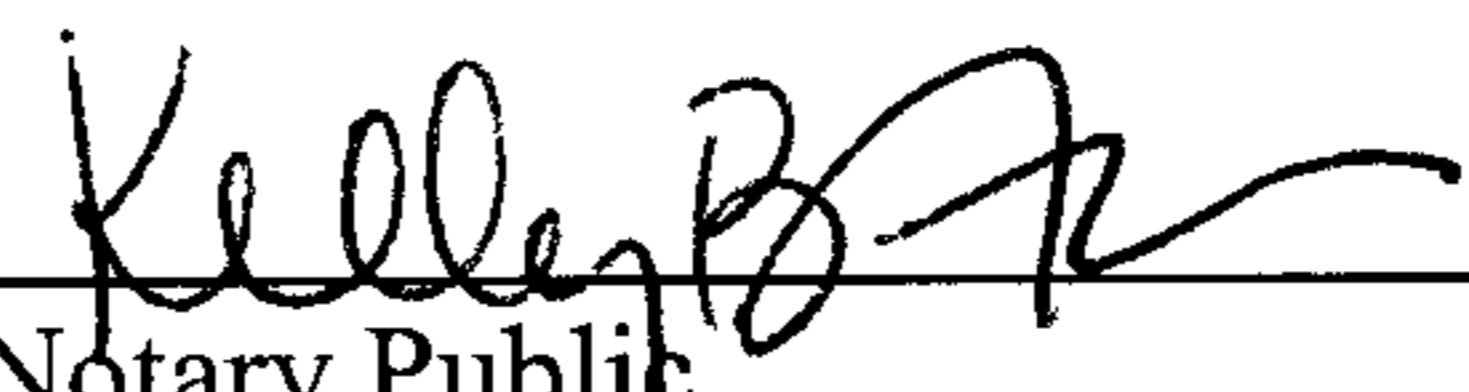


Lori Culpepper f/k/a Lori Pickett

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Robert Culpepper and Lori Culpepper f/k/a Lori Pickett, husband and wife** 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of June, 2011.



Notary Public
My Commission Expires: 10-20-2014

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014