

Send Tax Notice to:

Milton Irving Culpepper, Jr.
Donna Gene Hancock
259 Forest Lakes Drive
Sterrett, Alabama 35147

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
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 and No/Dollar (\$1.00), and other good and valuable consideration, in hand by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Milton Irving Culpepper, Jr., a single man** (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **Milton Irving Culpepper, Jr. and daughter, Donna Gene Culpepper Hancock** (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 and 2, according to the Survey of Culpepper Family Subdivision, as recorded in Map Book 31, page 7, in the Probate Office of Shelby County, Alabama.


Subject to easements, rights of way, and restrictions of record.

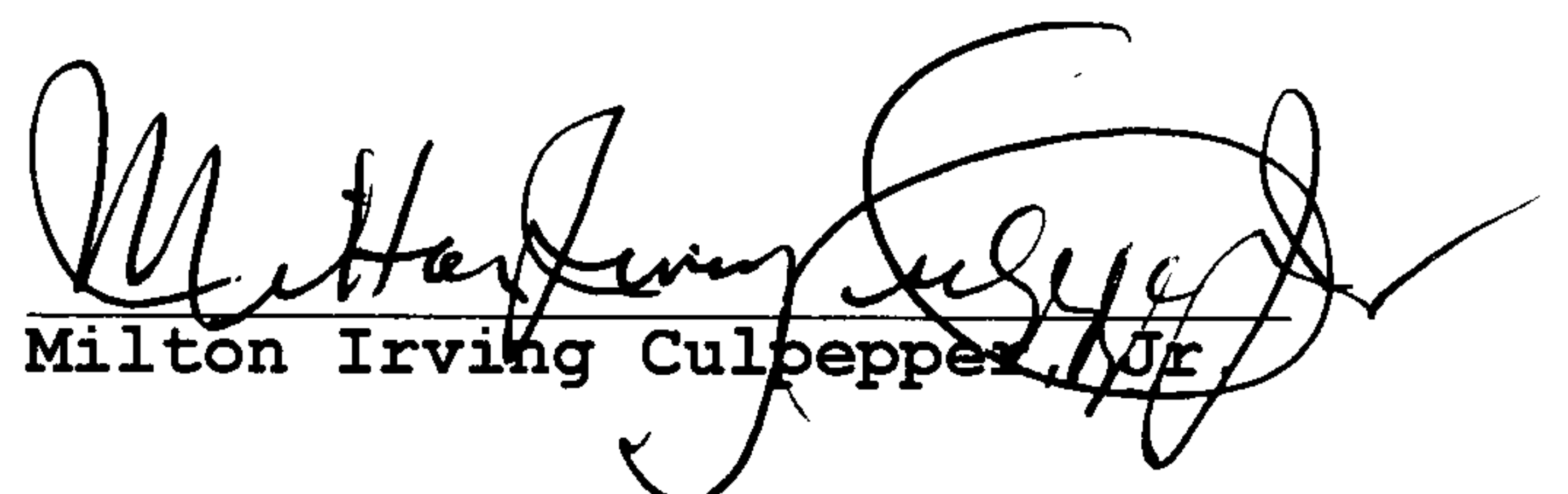
Theresa Long Culpepper, the wife of Milton Irving Culpepper, Jr., and the mother of Donna Gene Culpepper Hancock, died on or about February 9, 2009.

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 in 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 I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of OCTOBER, 2013.


20131018000415150 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
10/18/2013 01:44:45 PM FILED/CERT


Milton Irving Culpepper, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Milton Irving Culpepper, Jr., a single man**, 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 18th day of October, 2013.

Kimi M. Foster
Notary Public

My Commission Expires: 12-28-14


20131018000415150 2/3 \$76.00
Shelby Cnty Judge of Probate, AL
10/18/2013 01:44:45 PM FILED/CERT

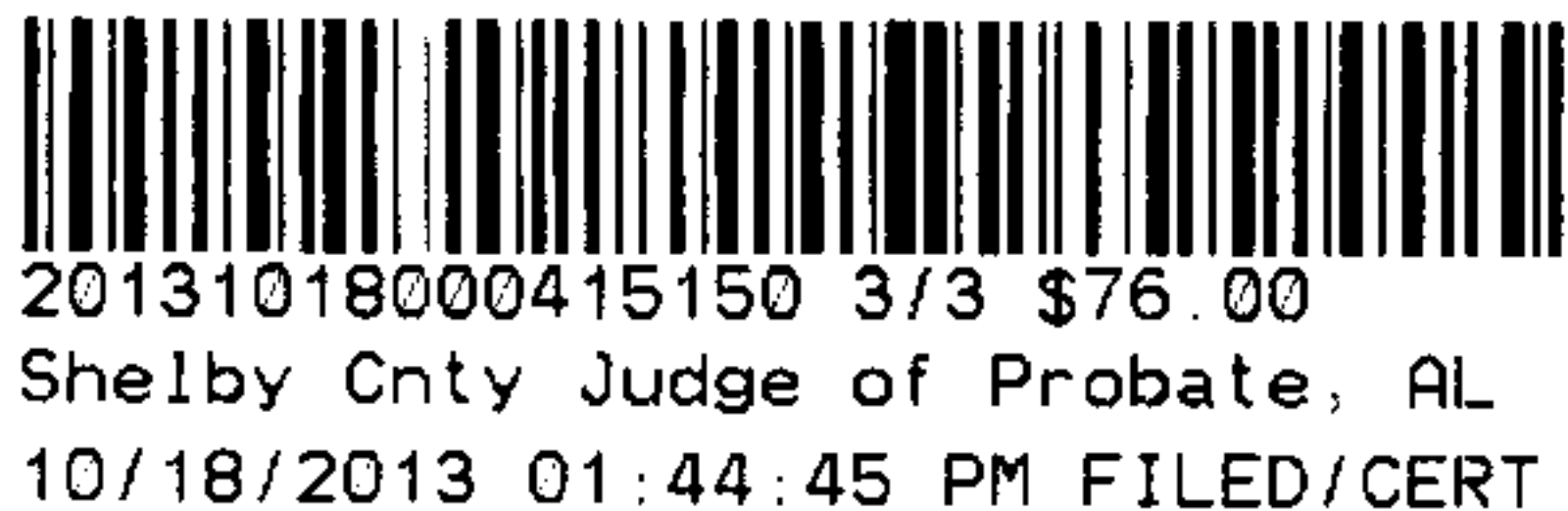
Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Milton Irving Culpepper, Jr. Grantee's Name Milton Irving Culpepper, Jr.
 Mailing Address 442 Highway 335 Mailing Address Donna Gene Culpepper
Chelsea, Alabama 35043 Sterrett, AL 35147

Property Address 442 Highway 335
Chelsea, Alabama 35043

Date of Sale October 18, 2013



Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 111,250.00 $\frac{1}{2} = 55,625.00$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale Appraisal
 Sales Contract x Other Tax Assessor's Office
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-18-2013

Sign Milton Irving Culpepper, Jr.
 (Grantor/Grantee/Owner/Agent) circle one

Print MILTON IRVING CULPEPPER, JR.

 Unattested

(Verified by)