

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Byron W. Culpepper and Kristi H. Culpepper  
112 Windsor Circle  
Pelham, AL 35124

### WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars (\$355,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jerry R. Austin, Trustee of the Judy R. Austin Trust dated September 8, 1998, and any and all amendments thereto (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Byron W. Culpepper and Kristi H. Culpepper (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 16, according to the Survey of Weatherly - Windsor Sector 9, as recorded in Map Book 17, Page 125, in the Probate Office of Shelby, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

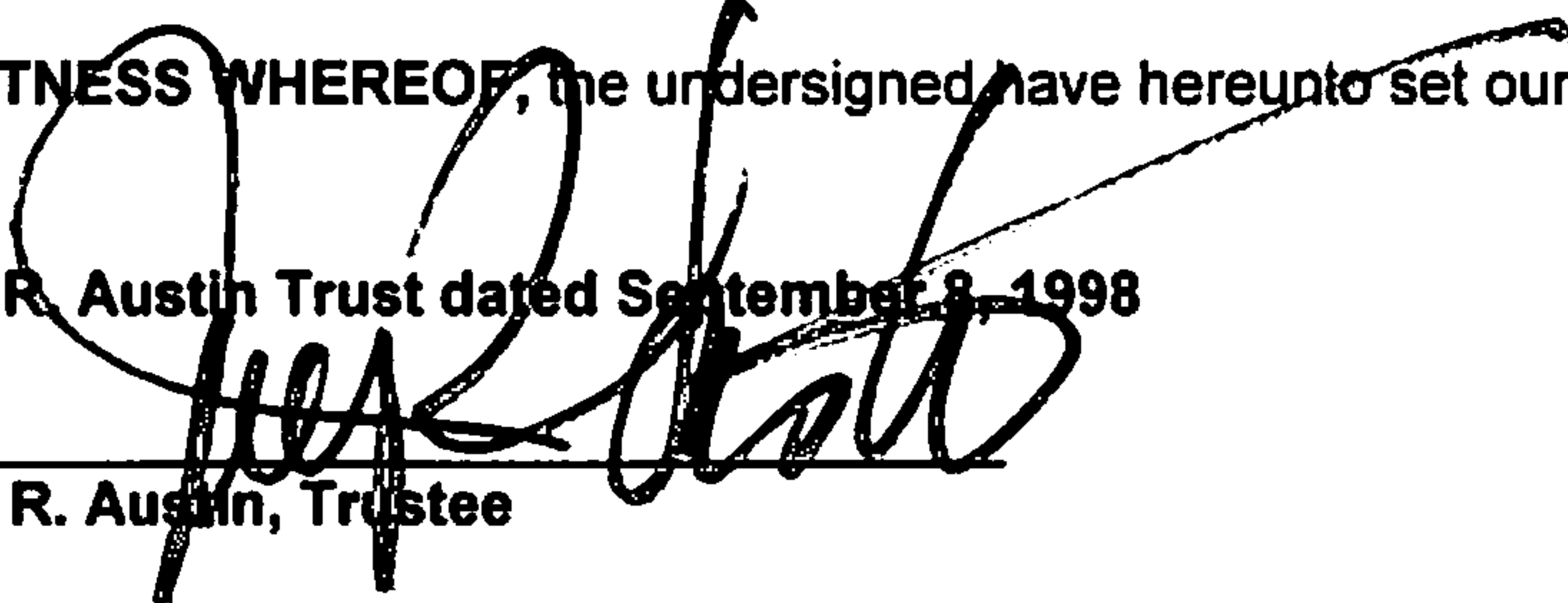
Judy R. Austin died on or about March 28, 2013.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on November 7, 2014.

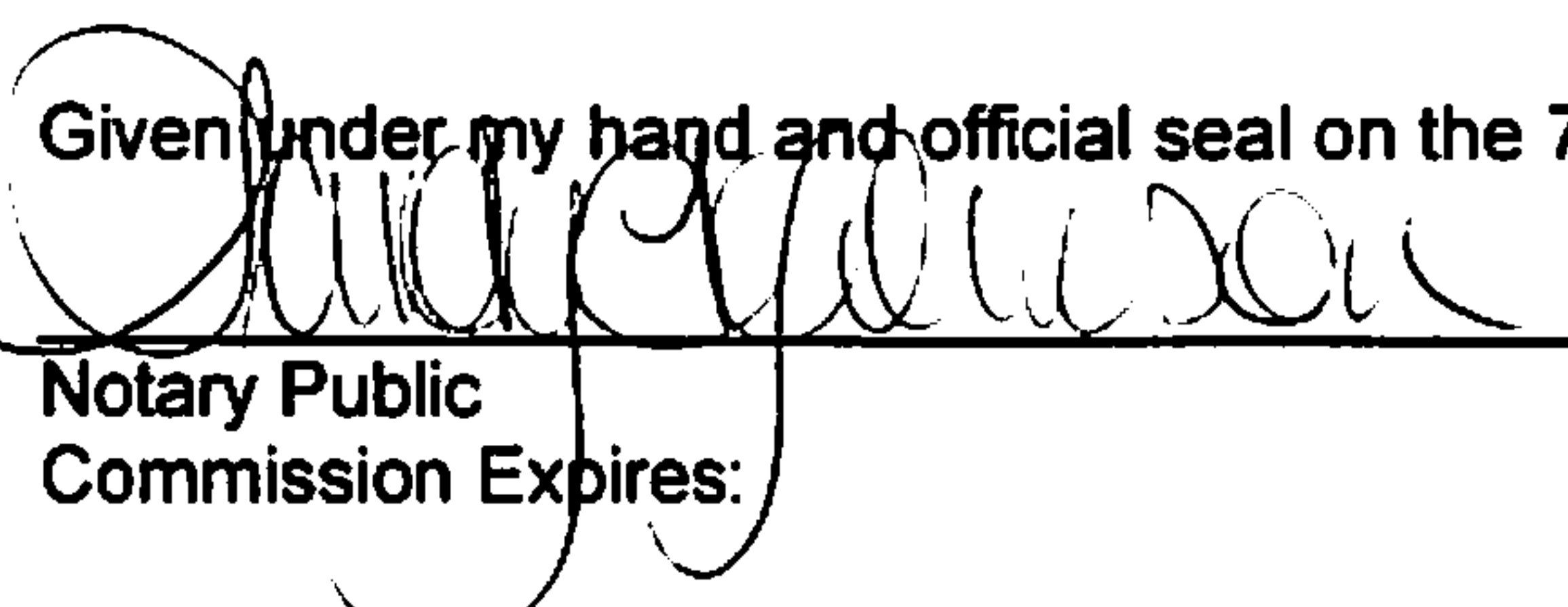
Judy R. Austin Trust dated September 8, 1998

BY:   
Jerry R. Austin, Trustee

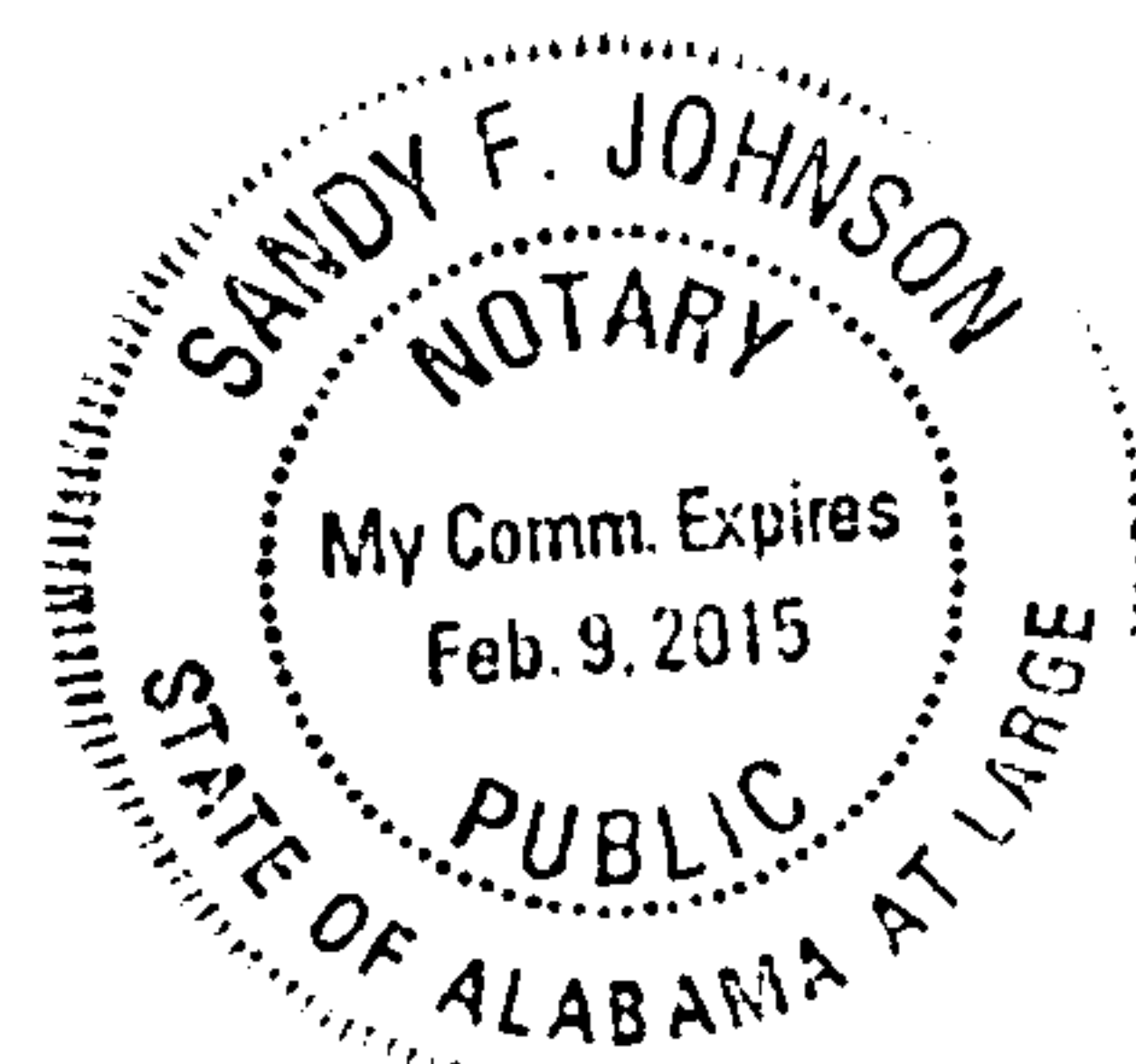
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry R. Austin, as Trustee of the Judy R. Austin Trust dated September 8, 1998, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal on the 7th day of November, 2014.

  
Notary Public  
Commission Expires:

FILE NO.: TS-1402462





Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20141112000355060 11/12/2014 08:43:16 AM DEEDS 2/2

Grantor's Name Jerry R. Austin, Trustee of the Judy R. Austin Trust dated September 8, 1998  
Grantee's Name Byron W. Culpepper and Kristi H. Culpepper

Mailing Address 112 Windsor Circle  
Pelham, AL 35124  
Mailing Address 120 Kings Crest Lane  
Pelham, AL 35124

Property Address 112 Windsor Circle  
Pelham, AL 35124

Date of Sale November 7, 2014  
Total Purchase Price \$355,000.00

or  
Actual Value \$  
or  
Assessor's Market Value \$

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  
☐ Sales Contract  
☒ Closing Statement  
☐ Appraisal  
Other: \_\_\_\_\_

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 - Jerry R. Austin, Trustee of the Judy R. Austin Trust dated September 8, 1998, 112 Windsor Circle, Pelham, AL 35124.

Grantee's name and mailing address - Byron W. Culpepper and Kristi H. Culpepper, 120 Kings Crest Lane, Pelham, AL 35124.

Property address - 112 Windsor Circle, Pelham, AL 35124

Date of Sale - November 7, 2014.

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.

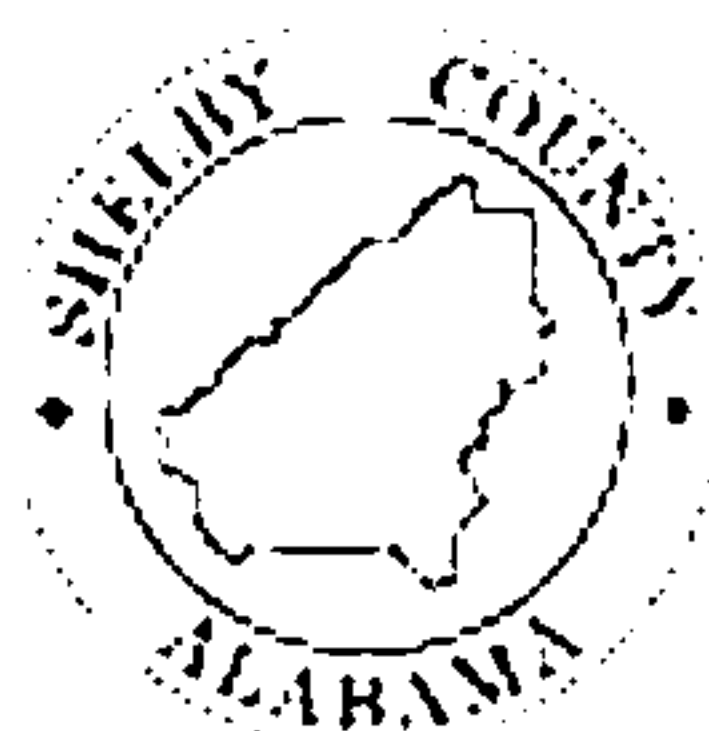
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: November 7, 2014

Sign James W. Fuhrmeister  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/12/2014 08:43:16 AM  
\$132.00 CHERRY  
20141112000355060

James W. Fuhrmeister