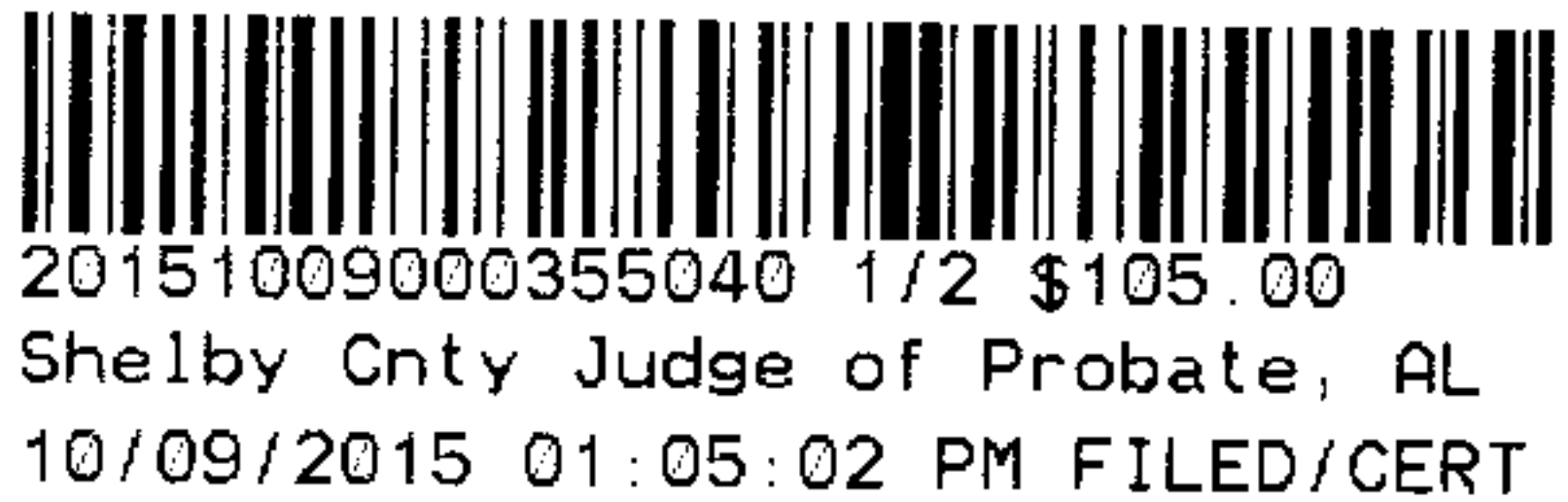


THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Cliff Culberson
4060 Westover Road
Sterrett, AL 35147



STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Seven Thousand Nine Hundred and 00/100 (\$127,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ed Bahr and Sandra Bahr**, (hereinafter referred to as GRANTORS), whose address is 4060 Westover Road, Sterrett, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Cliff Culberson and Susan Culberson, 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 to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$40,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Property Address: 4060 Westover Road, Westover, AL 35147

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 8 day of October, 2015.

Ed Bahr
Ed Bahr
Sandra Bahr
Sandra Bahr

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ed Bahr and Sandra Bahr, 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 the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of October, 2015.

Katherine H. Watkins
NOTARY PUBLIC
My Commission Expires: 8/14/17

EXHIBIT "A"

20151009000355040 2/2 \$105.00
Shelby Cnty Judge of Probate, AL
10/09/2015 01:05:02 PM FILED/CERT

Parcel 1

Start at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, run West along the Southern boundary line of said 1/4 Section 208 feet for the point of beginning; thence run North along the Hixie Moore property line 144 feet; thence run West 104 feet; thence run South 144 feet to the Southern boundary line of said 1/4 Section; thence run East along the Southern boundary line of said 1/4 Section 104 feet to the point of beginning.

Parcel 2

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of SW 1/4 of said Section 22; thence in a Southerly direction along the East boundary of said 1/4-1/4 Section 690.0 feet; thence in a Westerly direction and parallel with the South boundary of said Section 22, 208.0 feet; thence South and parallel with the West boundary of said Section 22, 476.0 feet to the place of beginning; thence from the place of beginning and continuing South and parallel with the West boundary of said Section 22, 10.0 feet; thence Westerly and parallel with the South boundary of said Section 22, 104.0 feet to the East side of a gravel road; thence Northerly and parallel with the West boundary of said Section 22, 10.0 feet; thence Easterly and parallel with South boundary of said Section 22, 104.0 feet to the point of beginning.

ALSO:

A parcel of Land situated in the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2" capped iron found at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, thence run West along the South line of said 1/4 - 1/4 Section for a distance 311.86 feet to an iron pin found with a SSI cap at the point of beginning; thence continue along last described course for a distance of 22.00 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 90 degrees, 41 minutes, 13 seconds and run in a Northerly direction for a distance of 143.89 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 89 degrees, 17 minutes, 04 seconds and run in an Easterly direction for a distance of 22.00 feet to an iron pin found with a SSI cap; thence turn an angle to the right of 90 degrees, 42 minutes, 56 seconds and run in a Southerly direction for a distance of 143.91 feet to the point of beginning. Said parcel of land containing 3,165 square feet, more or less.

All being situated in Shelby County, Alabama.

SB EB