

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Eric Lain Culberson  
1009 Savannah Lane  
Calera, AL 35040

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Eight Thousand Dollars and No Cents (\$178,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, John David Garner and Kayedee Garner, husband and wife, whose address is 859 Odens Mill Rd. Sylacauga AL 35150 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Eric Lain Culberson whose address is 1009 Savannah Lane Calera AL 35040 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to the Amended Map of Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51, in the Probate Office of Shelby County, Alabama.

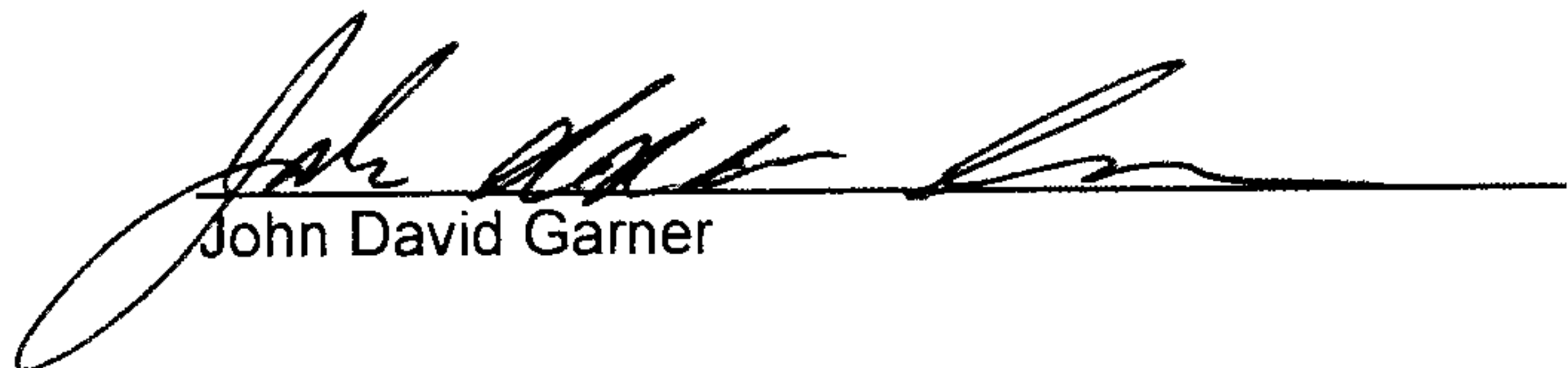
Subject to: All easements, restrictions and rights of way of record.

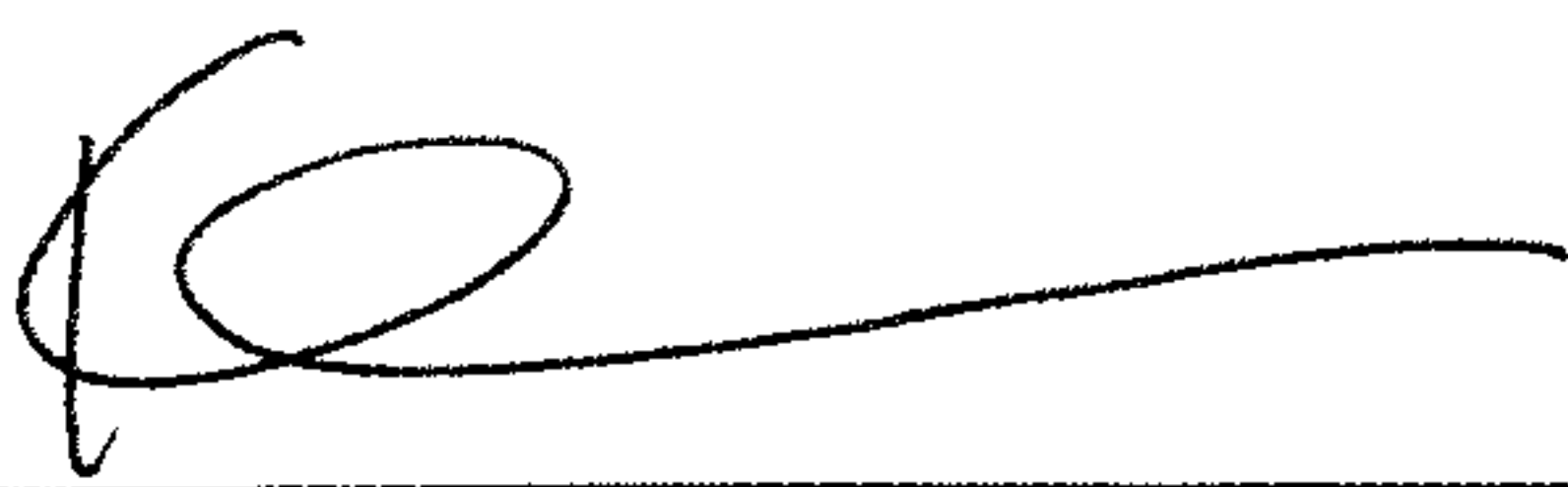
\$163,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/we have hereunto set my/our hand(s) and seal(s), this the 30th day of June, 2021.

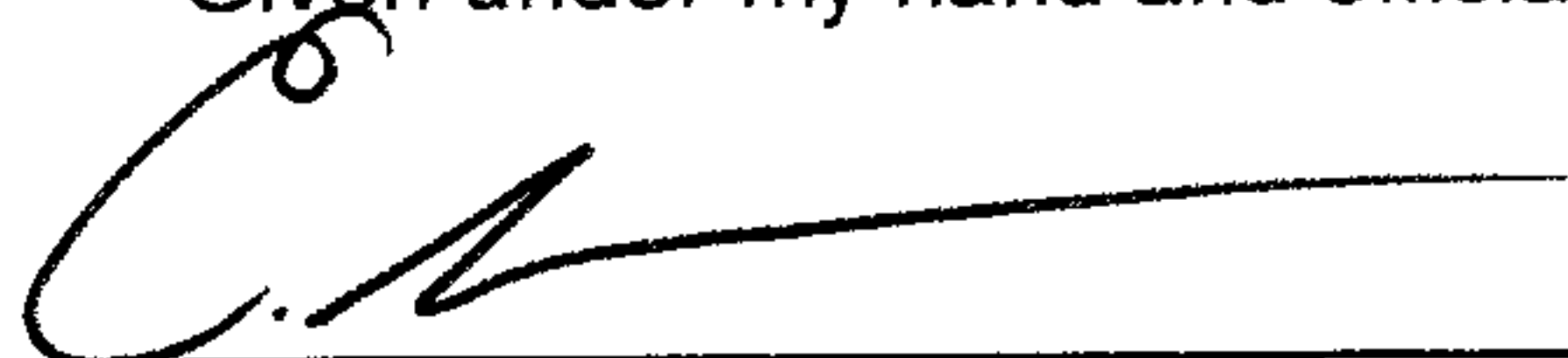

  
John David Garner

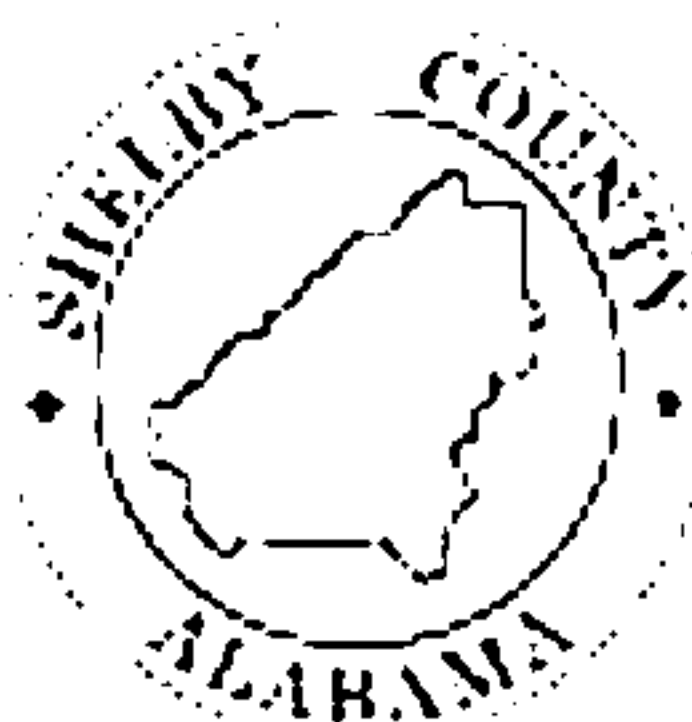
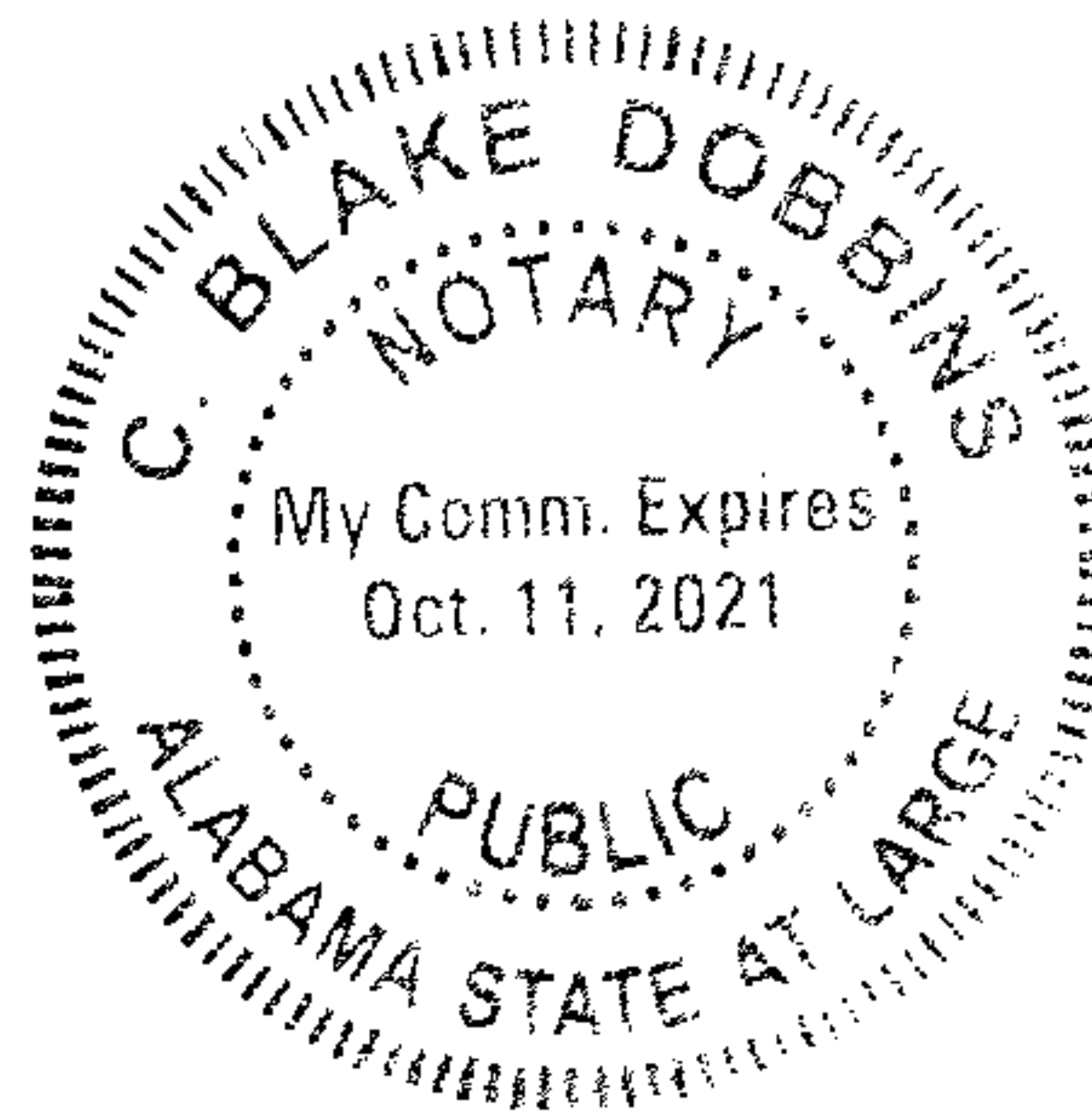
  
Kayedee Garner

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that John David Garner and Kayedee Garner 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 on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2021.

  
Notary Public, State of Alabama  
  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/06/2021 03:53:01 PM  
\$40.00 CHERRY  
20210706000326950

