

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
For National Title & Appraisal, Inc.  
2880 Crestwood Blvd  
Irondale, AL 35210

Send Tax Notice To: Heather A. Culpepper  
506 13th St. NW  
Alabaster, AL 35007

File No.: 233012

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jan S. Rutherford and Joy A. Rutherford, a married couple, whose mailing address is 506 13th St NW Alabaster, AL 35007** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Heather A. Culpepper, whose mailing address is 506 13th St NW, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **506 13th St. NW, Alabaster, AL 35007**; to wit;

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of Lot 1, Block 1 of Fernwood-Fourth Sector, as recorded in Map Book 7, Page 96 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northwesterly direction, along the Southwest line of said Lot 1, a distance of 20.11 feet to the point of beginning; thence 58 degrees, 59 minutes, 33 seconds left, in a Northwesterly direction, a distance of 159.78 feet to a point on the Southeast right of way line of 13th Street Northwest; thence 93 degrees, 43 minutes, 28 seconds right, in a Northeasterly direction along said right of way line, a distance of 113.91 feet to the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 124 feet, 10 minutes, 53 seconds; thence along arc of said curve a distance of 54.18 feet to end of said curve and the beginning of a curve to the left, said curve having a radius of 50.0 feet and a central angle of 48 degrees, 11 minutes, 23 seconds; thence along arc of said curve, in a Southeasterly direction, a distance of 42.05 feet to end of said curve, said point being the Northwest corner of said Lot 1, Block 1 of Fernwood-Fourth Sector, thence 69 degrees, 16 minutes, 35 seconds right, measured from tangent of said curve, in a Southeasterly direction along the Southwest line of said Lot 1, a distance of 142.00 feet to the point of beginning.

**Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$108,109.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

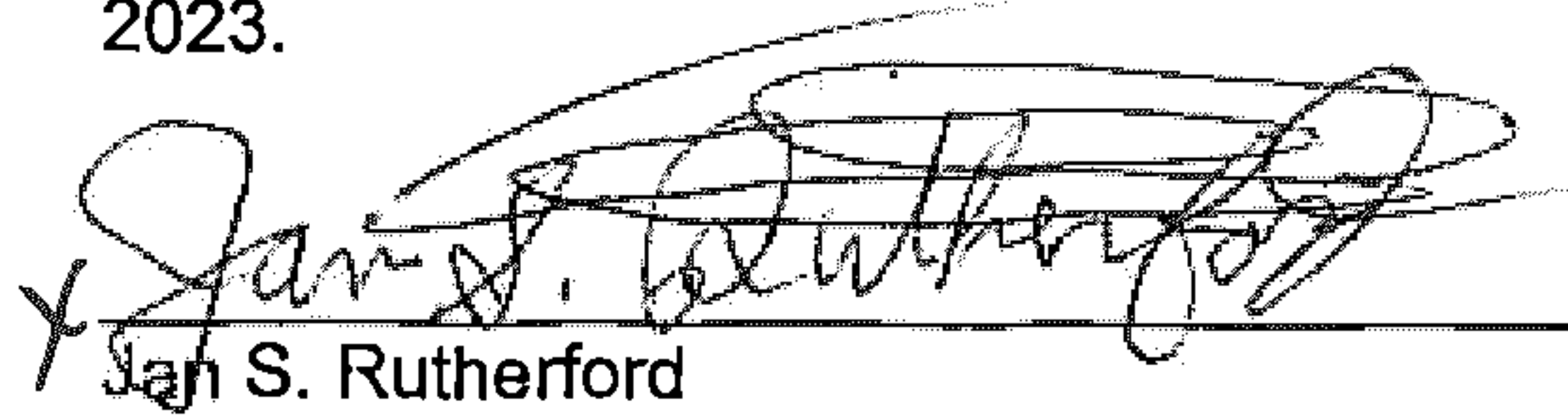
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

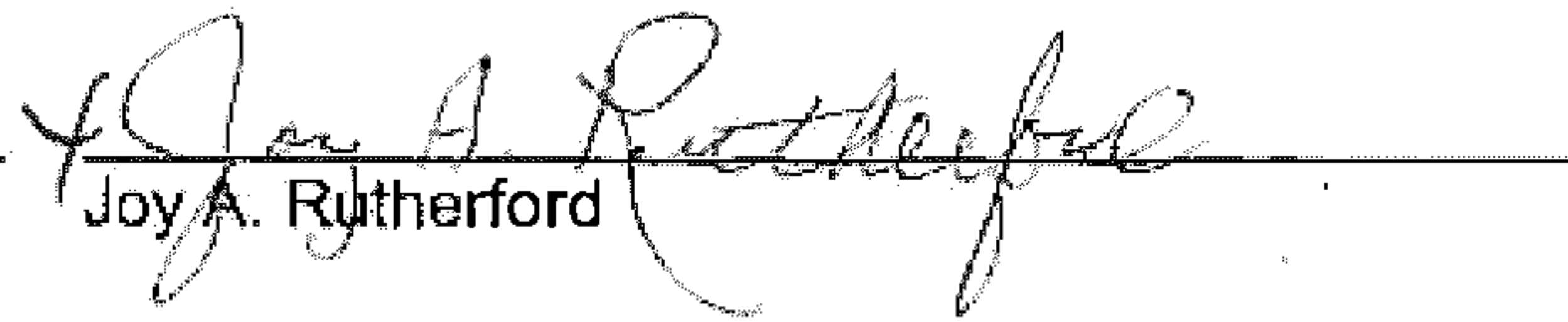
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns. that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of April,



2023.

  
Jan S. Rutherford

  
Joy A. Rutherford

State of Alabama

County of Jefferson

I, Melody J Sutton, a Notary Public in and for the said County in said State, hereby certify that Jan S. Rutherford and Joy A. Rutherford, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2023.

  
Notary Public, State of Alabama

My Commission Expires: 03-16-27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/01/2023 08:05:24 AM  
\$42.00 PAYGE  
20230501000125840

