

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29110

Send Tax Notice To: Braden M Culpepper
Mariela T Culpepper

105 S Hill Dr.
Wilsonville, AL 35184

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Seven Thousand Five Hundred Dollars and No Cents (\$147,500.00)**, 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, **Robert H Shaw Jr. and Cindy L. Shaw**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Braden M Culpepper and Mariela T Culpepper**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

\$118,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 24th day of May, 2023.

Robert H. Shaw Jr. Cindy L. Shaw
Robert H Shaw Jr. Cindy L. Shaw

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert H Shaw Jr. and Cindy L. Shaw, 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 24th day of May, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

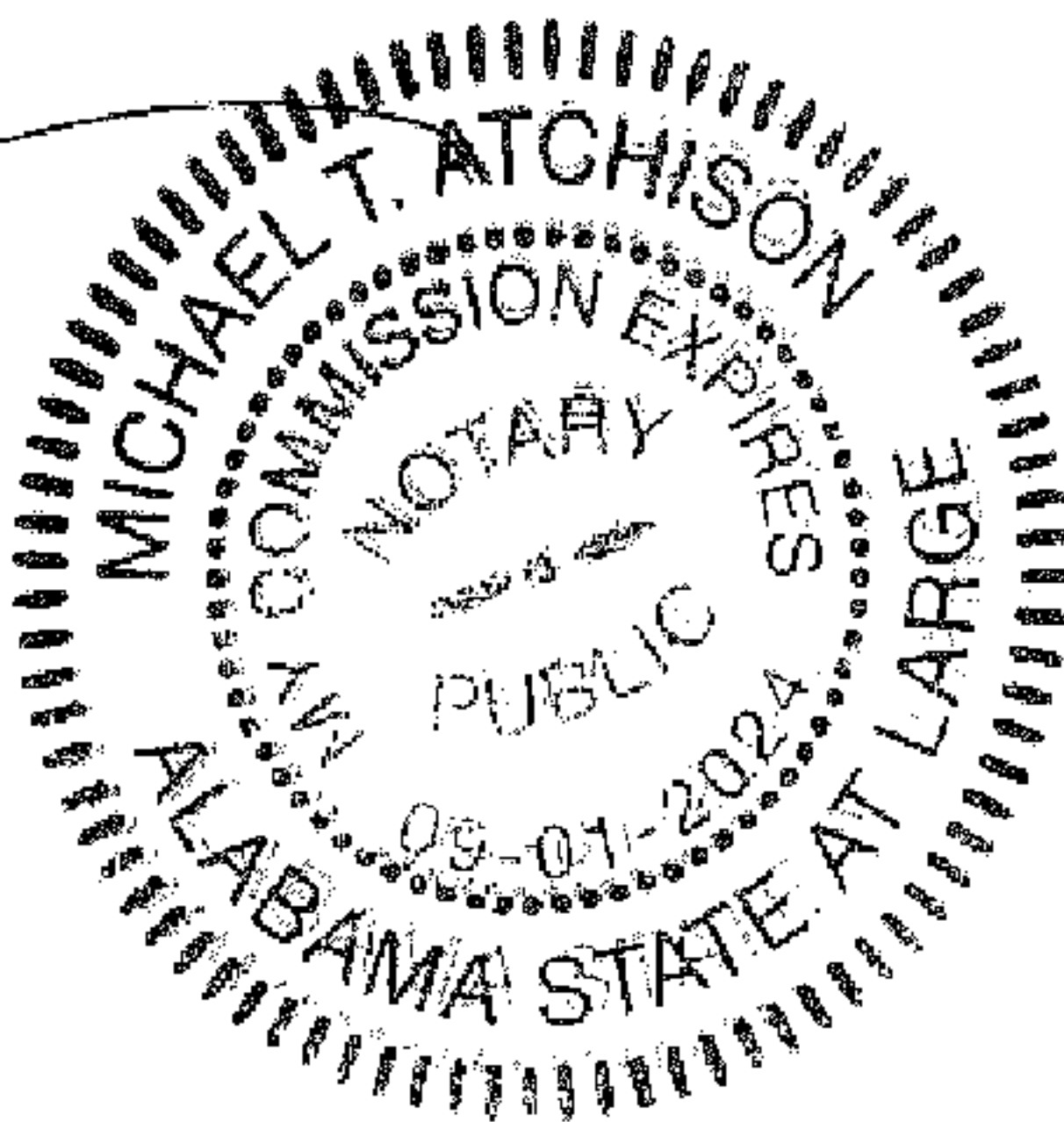


EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the NW corner of the SW 1/4 of the NW 1/4 of Section 29, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°56'43"E for a distance of 1325.76'; thence S01°34'13"E for a distance of 193.10'; thence S87°52'00"W for a distance of 457.42'; thence S28°49'36"W for a distance of 43.80'; thence S32°58'36"W for a distance of 247.05'; thence S51°07'13"W for a distance of 5.13'; thence S69°15'50"W for a distance of 105.83'; thence S73°01'17"W for a distance of 26.25'; thence S76°46'45"W for a distance of 105.51'; thence N76°10'14"W for a distance of 41.87'; thence S31°12'46"E for a distance of 37.76'; thence S47°46'33"E for a distance of 5.63'; thence S65°32'51"E for a distance of 179.73'; thence S24°29'21"E for a distance of 19.70'; thence S16°34'10"W for a distance of 313.64'; thence S22°49'44"E for a distance of 35.54'; thence S62°13'38" for a distance of 198.74'; thence S58°27'46"E for a distance of 9.85'; thence S54°41'57"E for a distance of 76.55'; thence S70°39'48"E for a distance of 4.40'; thence S86°37'41"E for a distance of 77.24'; thence S01°34'19"E for a distance of 239.99'; thence S89°41'46"W for a distance of 858.41' to the SW corner of the SW1/4 of the NW 1/4 of above said Section 29; thence N01°47'36"W for a distance of 1371.78' to the POINT OF BEGINNING.

Together with the easements as described in Instrument #1998-16211, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name	Robert H Shaw Jr. Cindy L. Shaw	Grantee's Name	Braden M Culpepper Mariela T Culpepper
Mailing Address	<u>316 CRYSTAL LAKE DR.</u> <u>STERRETT, AL 35147</u>	Mailing Address	<u>105 S Hill Dr</u> <u>Wilsonville AL 35186</u>
Property Address	<u>Statum Farm Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 24, 2023</u>
		Total Purchase Price	<u>\$147,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 May 22, 2023

Print Robert H Shaw Jr.

 Unattested

Sign *Robert H Shaw Jr.*
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2023 01:53:13 PM
\$175.50 JOANN
20230524000156480



Form RT-1

Allen S. Bayl