

SEND TAX NOTICE TO:

Mr. Donald F. Peace  
Route 1, Box 275  
Wilsonville, Alabama 35186

This instrument prepared by: R. Stephen Griffis  
1609 21st Street S  
Birmingham, AL 35205

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and no/100 DOLLARS (\$55,000.00), to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Michael E. Osborn, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donald F. Peace and wife, Vera J. Peace, as joint tenants with right of survivorship (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 13, Township 20 Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the north line of the SW  $\frac{1}{4}$  of Section 13, Township 20 South, Range 3 West and the Easterly right-of-way margin (new) of U.S. Highway 31 (Tangent projected); thence Southeasterly along and with said Easterly right-of-way line and said projection 1541.74 feet to the Point of Beginning; thence deflect 77 degrees 46'13" left and run southeasterly 201.06 feet to an iron pin set; thence deflect 102 degrees 13'45" right and run southwesterly 90.96 feet to an iron pin set; thence deflect 69 degrees 16'59" right and run westerly 159.18 feet to an iron pin set on said easterly right-of-way margin of U.S. Highway 31; thence deflect 86 degrees 15'29" right and run northwesterly along said easterly right-of-way margin, 115.00 feet to the Point of Beginning.

Subject to:

Taxes due in the year 1986 which are a lien but not yet due and payable until October 1, 1986.

Right of Way to Alabama Power Company recorded in Volume 101, Page 517, Volume 170, page 289, and Volume 142, page 81 in the Probate Office of Shelby County, Alabama.

Coal, oil, gas and other mineral interests are conveyed to the extent owned by the Grantor.

The entire consideration of the purchase price recited above was paid from a mortgage loan closed and recorded simultaneously herewith.

THE PROPERTY BEING CONVEYED BY GRANTOR WAS NOT HOMESTEAD PROPERTY WHEN ACQUIRED BY GRANTOR, WAS NOT HOMESTEAD PROPERTY WHILE OWNED BY GRANTOR AND IS NOT HOMESTEAD PROPERTY AT THE TIME OF THIS CONVEYANCE.

TO HAVE AND TO HOLD 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this 19 day of MAY, 19 86.

WITNESS:

[Signature] (SEAL)

Michael E. Osborn (SEAL)  
Michael E. Osborn

STATE OF ALABAMA

COUNTY OF Jefferson

I, John T. NATTER, a Notary Public in and for said County, in said State, hereby certify that Michael E. Osborn, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 19 day of MAY, 19 86.

[Signature]  
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 MAY 27 AM 9:31

[Signature]  
JUDGE OF PROBATE

1. Deed Tax \$ —

2. Mtg. Tax —

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 6.00