

This instrument was prepared by:

(Name) Mitchell A. Spears
 Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Benjamin Blount Peete, Sr.
 (Address) 2541 Salem Road
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 SHELBY COUNTY)

) KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of Fifty Thousand and 00/100, (\$50,000.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lola Mary Kline, also known as Lola Peete Kline, an unmarried woman; Tommie Varnell Langston, also known as Tommie Peete Langston, a married woman; Benjamin Blount Peete, Sr., also known as Benjamin Blount Peete, a married man; and Benjamin Blount Peete, Sr., Executor of the Estate of Thomas V. Peete, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto Benjamin Blount Peete, Sr. and wife, Elizabeth R. Peete (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 89 deg. 15 min. 01 sec. West along the South line of said Section 5 a distance of 1,238.64 feet to a point on the Easterly right of way line of the Southern Railroad right of way; thence run North 25 deg. 28 min. 22 sec. East along said right of way line a distance of 1,119.58 feet to the point of beginning located at an existing fence corner; thence continue along last described course and along said railroad right of way line a distance of 400.28 feet to the P. C. (Beginning point of a railroad curve) of a curve to the left having a central angle of 38 deg. 11 min. 47 sec. and an arc distance of 1,145.31 feet; thence continue along the arc of said curve an arc distance of 1,145.31 feet to the P. T. of said curve; thence run North 12 deg. 43 min. 25 sec. West along said same railroad right of way a distance of 144.88 feet to a point on the South right of way line of Shelby County Road No. 22; thence run South 88 deg. 35 min. 35 sec. East along said right of way line a distance of 650.37 feet to a point representing the Northwest corner of a church lot; thence run South 1 deg. 19 min. 55 sec. West along said church Westerly line a distance of 210.0 feet to a point; thence run South 88 deg. 21 min. 53 sec. East along the South line of said Church property a distance of 210.0 feet to a point on an existing fence line; thence run South 1 deg. 14 min. 12 sec. East along said fence a distance of 1,074.97 feet to a point at an existing fence corner; thence run North 88 deg. 24 min. 21 sec. West a distance of 9.63 feet to a fence corner; thence run North 0 deg. 56 min. 34 sec. West along said fence a distance of 10.49 feet to a fence corner; thence run South 89 deg. 38 min. 44 sec. West along an existing fence a distance of 439.78 feet to a point set at an existing fence corner; thence run South 0 deg. 04 min. 09 sec. East along an existing fence a distance of 330.89 feet to a fence corner; thence run North 89 deg. 12 min. 54 sec. West along an existing fence line a distance of 694.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Also an access easement for ingress, egress and any other uses of transport of utility services or structures described as follows: A thirty foot (30) wide strip of land along, South of, parallel and contiguous with the North line of Parcel No. 1 from the Westerly right of way line of Shelby County Road No. 15 to the Easterly property line of Parcel No. 3 as set out on Survey of Joseph E. Conn, Jr., dated July 6, 1988.

THE REAL ESTATE HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE ABOVE DESIGNATED GRANTORS, NOR THAT OF EITHER OF THE SPOUSES OF THE MARRIED GRANTORS, NEITHER IS IT CONTIGUOUS THERETO.

THE EXECUTOR'S AUTHORITY TO EXECUTE THIS DEED ARISES FROM LETTERS TESTAMENTARY GRANTED TO SAID EXECUTOR FROM THE PROBATE COURT OF SHELBY COUNTY, ALABAMA ON OR ABOUT OCTOBER 26, 1989, PURSUANT TO CASE NO: 28-161.

SUBJECT TO:

Rights of others to use the above described easement.
Property taxes for 1991 and subsequent years.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 9 day of September, 1991.

WITNESS

x Lola Mary Kline (Seal)
Lola Mary Kline

Benjamin Blount Peete, Sr. (Seal)
Benjamin Blount Peete, Sr.

Tommie Varnell Langston (Seal)
Tommie Varnell Langston

Benjamin Blount Peete, Sr. (Seal)
Benjamin Blount Peete, Sr.,
Executor of the Estate of Thomas
V. Peete, deceased

STATE OF ALABAMA)
BALDWIN COUNTY) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lola Mary Kline, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 1991.

3-4-92
My Commission Expires

Datay H. Ward
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommie Varnell Langston, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 1991.

8/93
My Commission Expires

R. A. Spear
Notary Public

BOOK 369 PAGE 919

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Benjamin Blount Peete, Sr., 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 official seal this 21st day of October, 1991.

8/93
My Commission Expires

[Signature]
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Benjamin Blount Peete, Sr., whose name as Executor of the Estate of Thomas V. Peete, deceased, 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, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 1991.

8/93
My Commission Expires

[Signature]
Notary Public

BOOK 359 PAGE 920

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

91 OCT 24 AM 8:51

[Signature]
JUDGE OF PROBATE

1. Deed Tax	<u>50.00</u>
2. Adm. Tax	<u>7.50</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>5.00</u>
5. No Tax Fee	<u>15.00</u>
6. Certified Fee	<u>15.00</u>
Total	<u>107.50</u>