

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Frank DeFoor

(Address) 3015 Highway 71

Shelby, Alabama 35143

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FOUR THOUSAND and 00/100, (\$44,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or

FRANK PEEPLES, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

FRANK DEFOOR

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

That part of the NE 1/4 of NW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, lying North of Shelby County Highway No. 46, and being Parcel 38-B of Tract 38 Subdivision, as recorded in Map Book 10 page 69 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.
PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE ON EVEN DATE HERewith, IN THE SUM OF \$ 45,183.80----- IN FAVOR OF CENTRAL STATE BANK.
SUBJECT TO:

General and special taxes or assessments for 1998 and subsequent years not yet due and payable.

Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 174 page 297 and Deed Book 76 page 84 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 227 page 134 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 325 page 546; Inst. #1995-7117 and Book R page 452 in Probate Office.

Lease Agreement in regard to mining rights dated November 30, 1979 and recorded in Deed Book 331 page 612 in Probate Office.

THE ABOVE DESIGNATED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, IF MARRIED, NEITHER IS IT CONTIGUOUS THERETO.

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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 27TH day of August, 19 98

(Seal)

Frank Peoples
FRANK PEEPLES

(Seal)

(Seal)

08/28/1998-33782

(Seal)

(Seal)

01:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

001 OFP

8.00

a Notary Public in and for said County.

I, the undersigned authority in said State, hereby certify that FRANK PEEPLES

whose name(s) 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 27TH day of August, 19 98

My Commission Expires:

Charles D. Rhyly
Notary Public

2016-01-01 15:11