20060110000016540 1/2 $32.50
Shelby Cnty Judge of Probate,AL
01/10/2006 12:43:40PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice
7 Environs Park
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **JAMES V. PEAVY, JR. AND LEE A. PEAVY, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **C. LAVAUGHN EAST, JR. AND LAURA P. EAST** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Environs Park Subdivision, as recorded in Map Book 14, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to:
(1)Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2)Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Cross access easements and cross easements for utilities as shown on the subdivision plat for Environ's Park Subdivision, recorded in Map Book 14, Page 6; (b) Reservation of mineral and mining rights in the instrument recorded in Volume 348, Page 114, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest; (c) Covenants, conditions and restrictions as set forth in instrument document recorded in Real 279, Page 308; (d) Grant and Declaration of easements for ingress and egress and utilities, as recorded in Real 279, Page 295.

$351,500.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, 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 (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 fee from 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of December, 2005.

James V. Peavy Jr. (SEAL)
James V. Peavy, Jr.

Lee A. Peavy (SEAL)
Lee A. Peavy

Shelby County, AL 01/10/2006
State of Alabama

Deed Tax:$18.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **JAMES V. PEAVY, JR. AND LEE A. PEAVY, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2005.

Notary Public

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008