

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100 (\$7,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Prince Edward Peters, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles H. Creel and wife, Nell K. Creel

(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:

Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter, Section 3, Township 22, Range 4 West, and running West 70 yards, thence South 70 yards, thence East 70 yards, thence North 70 yards to point of beginning, containing 1 acre. Located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 3, Township 22, Range 4 West. MINERALS AND MINING RIGHTS EXCEPTED.

ALSO - The Southeast Quarter of Southeast Quarter of Section 34, Township 21 Range 4 West; EXCEPT the following parcels, to-wit:

- (1) 5 acres in the SW corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ in an oblong shape being 1 acre wide East and West and 5 acres long North and South.
- (2) 5 acres in a square in the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section.
- (3) 4 acres in a square in the center of the East side of said forty acre tract, adjoining East line thereof.
- (4) Beginning at a point on the South boundary line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ which is 362 feet West of the SE corner thereof, thence turning an angle of 90 deg. to the right in a Northerly direction 218 feet; thence turning an angle of 90 deg. to the left in a Westerly direction 612 feet, thence turning an angle of 90 deg. to the left in a Southerly direction 218 feet to the South boundary line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$, thence turning an angle of 90 deg. to the left in an Easterly direction along the said South boundary line 612 feet to the point of beginning, the same containing 3.25 acres more or less.
- (5) Property conveyed to Serge Lawley by deed recorded in Deed Book 125, page 38, in Probate Records of Shelby County, Alabama.
- (6) Property conveyed to Frazier Warren and wife, Auburn Warren by deed recorded in Deed Book 294, page 42, Probate Records of Shelby County, Alabama, which said deed corrects

(Continued on reverse side hereof)

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of December, 1976.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Prince Edward Peters (Seal)
Prince Edward Peters

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Prince Edward Peters, a single man 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 31st day of December, A. D., 1976.

Dean C. Burt

Notary Public.

My Commission Expires October 4, 1977

(Description continued from page one)

deed recorded in Deed Book 293, page 860, in said Probate Records.

(7)Property conveyed by Rufus F. Herron and wife, Doris Herron to Leroy Hall and wife, Opal Hall recorded in Deed Book 254, page 750, in said Probate Records.

MINERALS AND MINING RIGHTS EXCEPTED.

It is the intention of the grantor to convey all of that property located in the SE¼ of the SE¼, Section 34, Township 21, Range 4 West and in the Northeast Quarter of the Northeast Quarter, Section 3, Township 22, Range 4 West, which the grantor inherited by provision of the will of his deceased brother, James Mason Peters, whether correctly described herein or not.

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
INSTRUMENT WAS FILED

1977 JAN -5 PM 12:47

Deed Book 700

Conrad H. Johnson
JUDGE OF PROBATE



19770105000001360 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1977 12:00:00AM FILED/CERT

RETURN TO

Charles H. Buel

3338 Chestnut Drive

Montgomery, AL. 354

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

7.00
1.00
3.00

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.

BOOK 303 PAGE 208