



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

SEND TAX NOTICE TO:
Wilburn M. Peeples
902 4th Avenue SW
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bobby S. Hines and wife, Estelle Hines

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

Wilburn M. Peeples and wife, Freida E. Peeples

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Part of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet to point of beginning; thence continue North 190 feet, thence West 100 feet; thence South 190 feet; thence East 100 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$32,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneoulsy herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~he~~(we) do for ~~myself~~ (ourselves) and for ~~my~~(our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~he~~(we) are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~he~~(we) have a good right to sell and convey the same as aforesaid; that ~~he~~(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, we have hereunto set OUR hand(s) and seal(s), this 5th day of June, 19 84

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1984 JUN 11 AM 10:52 (Seal)

see Mtg 450-452 (Seal)

Bobby S. Hines (Seal)
Bobby S. Hines

Estelle Hines (Seal)
Estelle Hines

STATE OF ALABAMA
Jefferson COUNTY

Deed TAX 8.50
Rec 1.50
Ind 1.00
11.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby S. Hines and wife, Estelle Hines whose name s 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, A. D., 19 84