

1869

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE

This instrument was prepared by:  
Mitchell A. Spears  
P. O. Box 91  
Montevallo, Alabama 35115

Send Tax Notice to:  
Benjamin B. Peete  
Rt. 6, Box 227  
Montevallo, Alabama 35115

Minimum Value: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Thomas V. Peete, also known as Thomas Varnel Peete, an unmarried man, by and through his attorney in fact, Benjamin B. Peete; Grady Samuel Peete, an unmarried man; William R. Peete, a married man; and H. Kay Ostrom, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Benjamin B. Peete, a married man, Lola Peete Kline, a married woman; and Tommie Peete Langston, a married woman, as tenants in common (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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Begin at the southeast corner of section 5, township 22 south, range 3 west, Shelby County, Alabama and run thence N 89° 15' 01" W along the south line of said section 5 a distance of 1,238.64' to a point on the easterly right of way line of the Southern railroad right of way, Thence run N 25° 28' 22" E along said right of way line a distance of 1,119.58' to a point on an existing fence line, Thence run S 89° 12' 54" E along said fence line a distance of 694.38' to a point at an existing fence corner, Thence run N 0° 04' 09" W along a fence line a distance of 330.89' to a point set at an existing fence corner, Thence run along an existing fence N 89° 38' 44" E a distance of 395.70' to a point, Thence run S 0° 41' 58" W a distance of 1,354.73' to a point on the south line of section 4, township 22 south, range 3 west, Thence run N 89° 18' 02" W along said section line a distance of 316.07' to the point of beginning.

ALSO, a 30 foot wide strip of land for an easement, along, south of, parallel and contiguous to and with the north line of a parcel of land adjoining the parcel herein conveyed, which is conveyed to Grady Samuel Peete, simultaneous herewith, which easement runs from the Westerly right-of-way line of Shelby County Road #15 to the Easterly property line of the parcel hereinabove conveyed. Subject easement is not for the use of the general public but is restricted to the use of Grady Samuel Peete, the hereinabove designated Grantees, and their heirs, assigns and survivors forever.

The real estate herein conveyed is not the homestead of any of the hereinabove named Grantors.

The above designated conveyance of real estate represents one of four conveyances, all of which will occur simultaneously and the total of said conveyances will reflect the overall agreement for conveyancing between and among the lawful heirs of the estate of B. B. Peete, deceased, and the estate of his wife, Edna Earle Peete, deceased. The four deeds will be recorded in sequence, along with an Heirship Affidavit.

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 26th day of October, 1988.

\_\_\_\_\_(Seal)

Benjamin B. Peete (Seal)  
Thomas V. Peete, also known as -  
Thomas Varnel Peete  
By: Benjamin B. Peete  
His Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, in and for said County in said State, hereby  
certify that Benjamin B. Peete, whose name as Attorney in Fact for Thomas V.  
Peete, also known as Thomas Varnel Peete, 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 Attorney in  
Fact; executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of October, 1988.

Dr. A. Spear 9/89  
Notary Public

Grady Samuel Peete  
Grady Samuel Peete

STATE OF ALABAMA )  
COUNTY OF SHELBY )

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said  
State, hereby certify that Grady Samuel Peete 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 26th day of October,  
1988.

Dr. A. Spear  
Notary Public

William R. Peete  
William R. Peete

STATE OF FLORIDA )  
COUNTY OF LEE )

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said  
State, hereby certify that William R. Peete 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 15th day of September  
1988.

Notary Public, State of Florida  
My Commission Expires March 12, 1991

Marion L. Justham  
Notary Public

H. Kay Ostrom  
H. Kay Ostrom

STATE OF MICHIGAN )  
COUNTY OF HOSKING

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. Kay Ostrom 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 28<sup>th</sup> day of SEPTEMBER, 1988.

CANDACE M. DRAUM  
Notary Public, Hosking County, Michigan  
My Commission Expires April 13, 1991

Candace M. Draum  
Notary Public

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 OCT 27 AM 10:46

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Dead Tax	\$ 1.00
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	5.00
TOTAL	13.50