

18

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:
Grady Samuel Peete
Rt. 6, Box 226
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 Grady Samuel Peete, an unmarried man, (herein referred to as grantee, whether one or more), a Life Estate in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of Section 4, Township 22 south, Range 3 west, Shelby County, Alabama and run thence N 2° 18' 06" W along the west line of said Section 4 a distance of 1,782.57' to a point, Thence run N 89° 48' 00" E a distance of 2,109.84' to a steel pin set at a fence line and the point of beginning of the property being described, Thence continue along last described course a distance of 423.61' to a steel pipe corner found on the west right of way line of Shelby County Road No. 15, Thence run N 7° 38' 39" W along the said right of way line a distance of 839.56' to a steel pin set at the intersection of Shelby County Roads Number 15 and 22, Thence run N 88° 55' 10" W along the south right of way line of Shelby County Road No. 22 a distance of 330.10' to a steel pin corner, Thence run S 1° 14' 07" E along an existing barbed wire fence a distance of 840.00' to the point of beginning.

The above designated real estate is conveyed to the Grantee herein as a Life Estate, for and during the term of Grantee's own life, and upon the decease of said Grantee, the remainder interest shall accrue to William R. Peete, H. Kay Ostrom, Benjamin B. Peete, Lola Peete Kline, and Tommie Peete Langston, as tenants in common.

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 20th 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

BOOK 211 PAGE 57

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.

R. A. Spencer
Notary Public

Grady Samuel Peete
Grady Samuel Peete

58 STATE OF ALABAMA)
COUNTY OF SHELBY)

BOOK 211 PAGE

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.

R. A. Spencer
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 Sept., 1988.

Sharon L. Justham
Notary Public

H. Kay Ostrom
H. Kay Ostrom

STATE OF MICHIGAN 88 OCT 27 AM 10:42
COUNTY OF MUSKOGEE

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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 day of SEPTEMBER, 1988.

Charles L. Bean
Notary Public

CHARLES L. BEAN
Notary Public, Muskegon County, Michigan
My Commission Expires April 13, 1991

deed tax 1.00
5.00
4.00
10.00