

1121

3660-P
SCW

James V. Peavy, Jr.
Send Tax Notice To: International Expeditions, Inc.
name 1776 Independence Court
Suite 104
address Birmingham, AL 35216

This instrument was prepared by
Bradley G. Siegal
(Name) Leitman, Siegal, Payne & Campbell, P.C.
600 North 20th Street, Suite 400
(Address) Land Title Building
Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

25,000.00

That in consideration of Ten and No/100 DOLLARS
(\$10.00) and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CPR Partnership

(herein referred to as grantors) do grant, bargain, sell and convey unto
James V. Peavy, Jr. and Lee A. Peavy
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

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

Together with that certain easement for ingress and egress as recorded in Real 58, Page
326 in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for 1990 and subsequent years not yet due and payable.
2. Cross access easements and cross easements for utilities as shown on the Subdivision plat for Environ's Park Subdivision as recorded in Map Book 14, Page 6 in the Probate Office of Shelby County, Alabama.
3. Mining and mineral rights and rights incident thereto as recorded in Volume 348, Page 114 in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants and Restrictions of Environ's Park Subdivision as recorded in Real 279 Page 308 in the Probate Office of Shelby County, Alabama.
5. Grant and Declaration of Easements for Ingress and Egress and Utilities as recorded in Real 279 Page 295 in the Probate Office of Shelby County, Alabama.

BOOK 279 PAGE 326

TO HAVE AND TO HOLD Unto 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 hereby 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 grantee, 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 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
day of February, 1990.

WITNESS OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB 19 AM 8:25

CPR PARTNERSHIP, an Alabama General
Partnership
BY: Steven T. Cox (Seal)
ITS: General Partner (Seal)

1. Deed Tax	\$ 25.00	(Seal)
2. Mtg. Tax	\$ 0.00	(Seal)
3. Recording Fee	\$ 3.50	(Seal)
4. Indexing Fee	\$ 3.00	(Seal)
5. No Tax Fee	\$ 0.00	(Seal)
6. Certified Fee	\$ 1.00	(Seal)
Total	\$ 37.50	General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Bradley G. Siegal a Notary Public in and for said County, in said State,
hereby certify that Steven T. Cox as General Partner of CPR Partnership
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 16th day of February A. D., 1990.
Bradley G. Siegal Notary Public.