

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1995-13549

05/24/1995-13549
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 23.50

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY SEVEN THOUSAND FIVE HUNDRED & NO/100----
(\$67,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Wilburn M. Peeples and
Freida E. Peeples, single individuals (herein referred to as grantors), do grant,
bargain, sell and convey unto Charles Eugene Ledbetter and wife, Mary Kay
Ledbetter, a single individual (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 and right of
reversion, the following described real estate, situated in Shelby County,
Alabama, to-wit:

Inst # 1995-13549

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 the 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.

Wilburn M. Peeples and Freida E. Peeples were formerly husband and wife.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$52,500.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 902 4th Avenue, S. W., Alabaster, Alabama 35007.
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 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 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
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of
May, 1995.

05/24/1995-13549
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 23.50

Wilburn M. Peeples

Wilburn M. Peeples

(SEAL)

Freida E. Peeples

Freida E. Peeples

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Wilburn M. Peeples and Freida E. Peeples, single individuals
whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Notary Public