

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ Kenneth Peters
6354 Hwy 10
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Kenneth Peters, of 6354 Hwy 10, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Kenneth Peters, of 6354 Hwy 10, Montevallo, AL 35115; Sherrill Marshall Carver Champion, Jonathan Champion, and Katherine Champion, of 1 Homeland Way, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together, with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §14, Twp 22, R4W, the mineral rights excepted.

20 acres of land known as the W R Weaver Home Place, to wit; the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §14, Twp 22, R4W.

Source of title: A warranty deed from Grover Cleveland Peters, Jr and wife, Betty Harper Peters; and Thomas Peters and wife Betty Garner Peters executed 04 October 1966 and recorded at Book 245, page 215 of the Shelby County Probate Records.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1995-18907

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 17 July 1995.

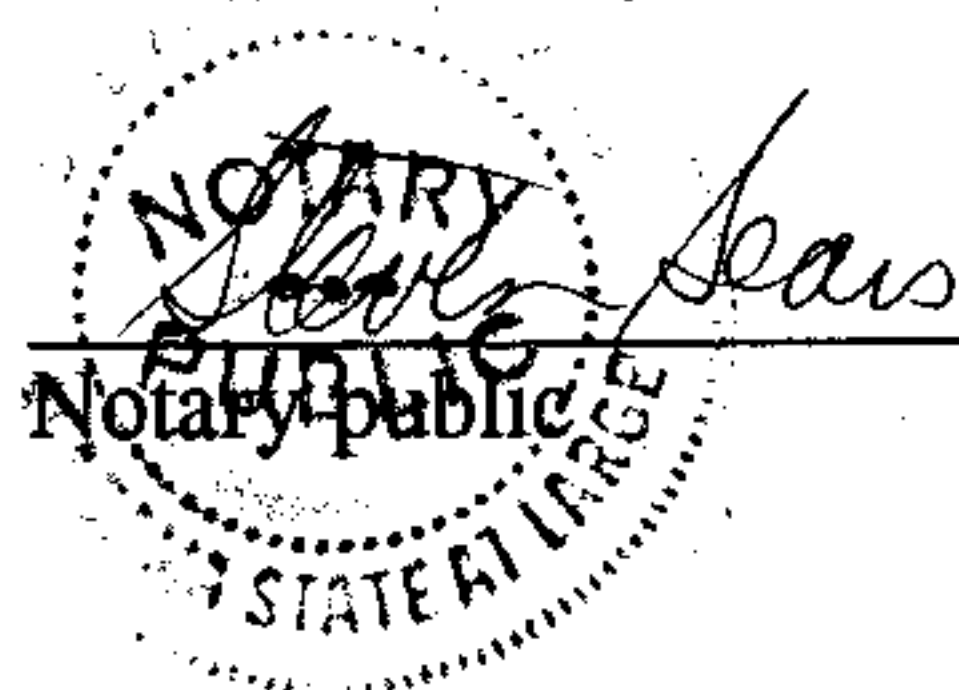
Witness:

Steven Sears

Kenneth Peters (Seal)
Kenneth Peters

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Kenneth Peters, whose name is signed to the foregoing conveyance, and who is (made) 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 17 July 1995.



My Notarial Commission expires March 7, 1998

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