

SEND TAX NOTICE TO:

Mr. and Mrs. John E. Peteet
2572 Mountain Wood Drive
Birmingham, Alabama 35216

This instrument was prepared by:

Louis B. Feld, Esquire
FELD, HYDE, LYLE & WERTHEIMER, P.C.
2100 SouthBridge Parkway, Suite 590
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Dollar and other good and valuable considerations, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, JOHN EARL PETEET and wife, ROSE HARVEY PETEET, (herein referred to as "Grantors") do grant, bargain, sell and convey unto JOHN EARL PETEET and wife, ROSE HARVEY PETEET, as tenants in common, (herein referred to as "Grantees") the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of Section 22 Township 19 South Range 1 East Shelby County Alabama; thence run North along the West boundary line of said section for 1326.50 feet; thence turn an angle of 90 deg 37 min 02 sec to the right and run 51.59 feet to the East Right of Way Line of Shelby County Highway No. 55 for the point of beginning; thence continue along last said course for 785.84 feet; thence turn an angle of 102 deg 51 min 29 sec to the right and run 546.36 feet; thence turn an angle of 76 deg 34 min 51 sec to the right and run 239.82 feet; thence turn an angle of 90 deg 00 min to the right and run 417.78 feet; thence turn an angle of 89 deg 26 min 04 sec to the left and run 417.78 feet to the East Right of Way Line of Shelby County Highway No. 55; thence turn an angle of 89 deg 09 min 04 sec to the right and run northerly along said right of way line for 300.01 feet to the point of beginning. Containing 6.51 acres. Situated in Shelby County, Alabama.

The Grantors and the Grantees are the same individuals, the purpose of this deed being the elimination of survivorship rights.

TO HAVE AND TO HOLD to the said grantees, their heirs, successors and assigns, forever.

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04/30/1996-13971
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 21.00

Inst # 1996-13971

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 24th day of April, 1996.

John Earl Peteet
JOHN EARL PETEET

Rose Harvey Peteet
ROSE HARVEY PETEET

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Earl Peteet and wife, Rose Harvey Peteet, 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 24th day of April, 1996.

Kelley Stipe Prevatte
Notary Public
My Commission Expires: 8/28/96

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