

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To:

MARK A PEEPLES

name
1117 SIMS AVENUE
BIRMINGHAM, ALABAMA 35213
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

#500.00

That in consideration of TEN DOLLARS AND OTHER 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, EDGAR W. HAND AND MARY FRANCES HAND, HUSBAND AND WIFE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MARK A. PEEPLES

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

THE PROPERTY CONVEYED HEREIN IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE
A PART HEREOF.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL
OCTOBER 01, 1996.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S)
RECORDED IN DEED BOOK 130 PAGE 254.

\$-0- of the consideration was paid from the proceeds of a mortgage loan.

10/17/1996-34761
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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal (s), this 22nd
day of AUGUST, 19 96

(Seal)

(Seal)

(Seal)

Edgar W. Hand (Seal)
EDGAR W. HAND
Mary Frances Hand (Seal)
MARY FRANCES HAND

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Lynn M. Kreis, a Notary Public in and for the said County, in said State, hereby certify that
EDGAR W. HAND AND WIFE, MARY FRANCES HAND

whose name(s) 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 hands and official seal this 22nd day of August A.D., 19 96

Lynn M. Kreis
PRINT NAME: Lynn M. Kreis Notary Public
COMMISSION EXPIRES: 7-31-98

MUST AFFIX SEAL

EXHIBIT "A"

A PARCEL OF LAND IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 2 WEST, THENCE SOUTH 89 DEG 22 MIN 54 SEC EAST FOR A DISTANCE OF 181.58 FEET; THENCE NORTH 88 DEG 33 MIN 53 SEC EAST A DISTANCE OF 105.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEG 36 MIN 43 SEC WEST FOR A DISTANCE OF 207.05 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 26 (80' ROW); THENCE SOUTH 61 DEG 40 MIN 32 SEC EAST ALONG SAID ROW FOR A DISTANCE OF 235.05 FEET; THENCE NORTH 02 DEG 53 MIN 23 SEC WEST AND LEAVING SAID ROW FOR A DISTANCE OF 295.99 FEET; THENCE SOUTH 88 DEG 33 MIN 53 SEC WEST FOR A DISTANCE OF 87.32 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 1996-34761

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