

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) SUELLEN B. MOORE
(Address) 480 Elysian Way
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTY FIVE THOUSAND and 00/100----- (\$45,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Benjamin B. Peete, a married man; Lola Peete Kline, a married woman and Tommie Peete Langston, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Suellen B. Moore

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

A parcel of land in the SE 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Commence at the SE corner of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 89 deg. 15 min. 01 sec. West along the south line of said Section 5 a distance of 235.00 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course and on a bearing of North 89 deg. 15 min. 01 sec. West a distance of 1,003.64 feet to a steel pin corner on the Easterly right of way line of the Southern Railroad Right of Way; thence run North 25 deg. 28 min. 22 sec. East along said right of way line a distance of 1,119.58 feet to a steel pin corner; thence run South 89 deg. 12 min. 54 sec. East a distance of 459.38 feet to a steel pin corner; thence run South 03 deg. 31 min. 34 sec. East a distance of 1,019.51 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1997 and subsequent years.

Taxes or special assessments which are not shown as existing liens by public records.

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Rights of others to use access easement as set out in Real 211 pages 59 & 64.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO 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 said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of February, 19 97

Benjamin B. Peete
Benjamin B. Peete

(Seal)

(Seal)

(Seal)

Lola Peete Kline
Lola Peete Kline

(Seal)

Tommie Peete Langston
Tommie Peete Langston

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Benjamin B. Peete, Lola Peete Kline and Tommie Peete Langston

whose name(s) are 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, they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 18th day of February, 19 97

My Commission Expires: 9/97

[Signature]
Notary Public

Inst. • 1997-05231