

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Randy V. Starita
Patricia G. Medlin
250 Country Ridge Road
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-Two Thousand Five Hundred Dollars and No/100's---(\$152,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we LUKE EDWARD PETERS and wife, JUDY LYNN PETERS, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Randy V. Starita and Patricia G. Medlin (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$120,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 30th day of September, 1997.

Luke Edward Peters
LUKE EDWARD PETERS

Judy Lynn Peters
JUDY LYNN PETERS

Inst # 1997-39630

12/05/1997-39630
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 46.00

Inst # 1997-39630

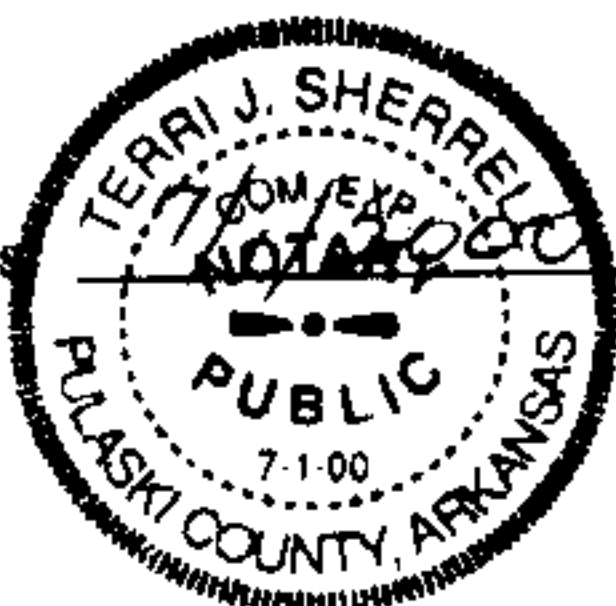
CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Arkansas
Pulaski COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LUKE EDWARD PETERS, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September 1997.

My Commission Expires



Terri J. Sherrell
Notary Public

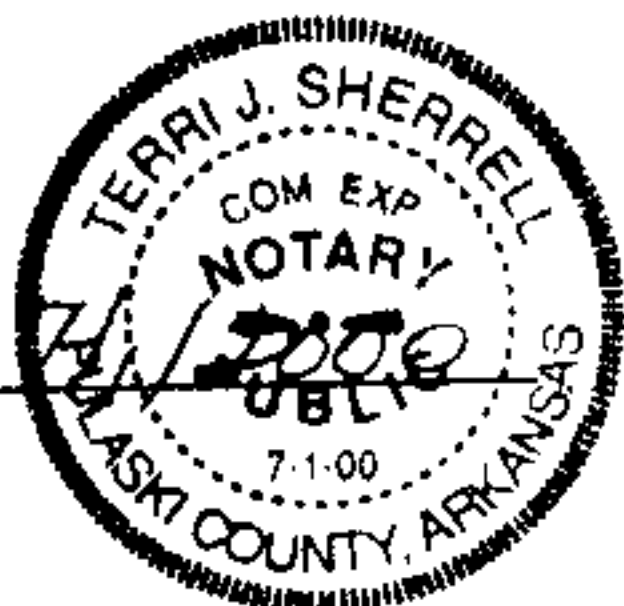
AFFIX SEAL

STATE OF Arkansas
Pulaski COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JUDY LYNN PETERS, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September 1997.

My Commission Expires



Terri J. Sherrell
Notary Public

AFFIX SEAL

EXHIBIT "A"

A parcel of land in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 00 deg. 32 min. 11 sec. West a distance of 1024.4 feet to the Point of Beginning;
Thence continue last described course a distance of 326.61 feet;
Thence run East a distance of 671.0 feet;
Thence run South 00 deg. 26 min. 24 sec. East a distance of 352.8 feet;
Thence run North 86 deg. 06 min. 08 sec. West a distance of 671.0 feet to the Point of Beginning.

ALSO: A 60 foot right of way for ingress and egress and utilities, 30 feet on each side of the following described centerline; Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase I as recorded in Map Book 11, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama; Thence run South along an extension of the west line of said lot 30.13 feet to the centerline of Country Hills Drive, a public road dedicated by said map and the point of beginning of said right of way.
Thence turn right 95 deg. 28 min. 04 sec. and run West 115.69 feet to the point of a clockwise curve having a delta angle of 20 deg. 53 min. 19 sec. and a radius of 1898.73 feet;
Thence run along the arc of said curve 692.23 feet;
Thence continue Northwest and tangent to said curve 350.66 feet to the point of a counter-clockwise curve having a delta angle of 23 deg. 21 min. 25 sec. and a radius of 610.89 feet,
Thence run along the arc of said curve 249.06 feet to a point on the West line of Section 34, Township 21 South, Range 3 West;
Thence run West, parallel to and 30 feet north of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of said Section 34;
Thence turn right 87 deg. 46 min. 48 sec. and run North along the West line of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ and the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of said Section 34 a distance of 1321.24 feet to the end of said centerline.

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