

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Melanie Peeler
P O Box 478
(Address) Pelham, AL 35124

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Melanie R. Peeler, a single woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Melanie R. Peeler, as Trustee of the Melanie June Richardson Family Trust under Trust
Agreement dated October 8, 2000 and their substitutes and successors as Trustee thereunder,
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcel "A": A parcel of land in the SW 1/4 of NE 1/4 of Section 18, Township 20 South, Range 2 West, shown as Lots 1 and 2 on a map entitled Lake O'Springs, dated 23rd December, 1959 signed by Edward A. Roberts, Sr., Reg. No. 1623, more particularly described as follows: Commence at the southwest corner of said 1/4 - 1/4 section; thence in a northerly direction along the west line of said 1/4 - 1/4 section a distance of 429.9 feet; thence 90 deg. right in an easterly direction a distance of 204.62 feet to the southerly corner of said Lot 1; thence 140 deg. 41 min. to the left in a northwesterly direction a distance of 140 feet to the point of beginning; thence 180 deg. in a southeasterly direction along the Southwesterly line of said Lot 1 a distance of 140 feet; thence 62 deg. 29 min. to the left in a northeasterly direction a distance of 187 feet; thence 88 deg. to the left in a northwesterly direction a distance of 152 feet to the bank of the lake; thence in a southwesterly direction meandering along the bank, at the water line a distance of 310 feet, more or less, to point of beginning, containing 0.75 acres, more or less.

Parcel "B": The SW 1/4 of NE 1/4; the East 70 feet of the N 1/2 of N 1/2 of SE 1/4 of NW 1/4; and the East 180 feet of the S 1/2 of N 1/2 of SE 1/4 of NW 1/4 and the East 250 feet of the S 1/2 of SE 1/4 of NW 1/4 and the south 20 feet of the West 1070 feet of the S 1/2 of SE 1/4 of NW 1/4 of Section 18, all in Township 20 South, Range 2 West. Also a part of the S 1/2 of SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 2 West, described as follows: Commence at the Southeast corner of SE 1/4 of NW 1/4 of Section 18 and run west along the south boundary of said 1/4 - 1/4 section for 250 feet to a point; thence run north and parallel to east boundary of said 1/4 - 1/4 section a distance of 20 feet to point of beginning of tract herein described; thence run west and parallel to south boundary of said 1/4 - 1/4 section for 901 feet, more or less, to point on the east right of way line of road; thence run northerly along east right of way line of road; thence run northerly along the east right of way line of said road 15 feet; thence run south 89 deg. 20 min. east for 600 feet, more or less to a point in center line of a ditch; thence run north 19 deg. 26 min. east for 694 feet, more or less, to a point in center line of ditch; thence run east and parallel to south line of said 1/4 - 1/4 section for a distance of 150 feet to a point (also being northwest corner of east 250 feet of S 1/2 of SE 1/4 of NW 1/4); thence run south and parallel to east boundary of said 1/4 - 1/4 section for 662.8 feet, more or less to the point of beginning.

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 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 persons.

IN WITNESS WHEREOF, I _____ have hereunto set my _____ hand(s) and seal(s), this 13th
day of February, 2001.

(Seal) Melanie R. Peeler (Seal)
Melanie R. Peeler

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melanie R. Peeler, whose name is signed to the foregoing conveyance 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 13th day of February A.D., 2001.

My Commission Expires: 10-6-04

Robert Fulmer
Notary Public

Inst # 2001-05138
02/13/2001-05138
04:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE