

This instrument was prepared by:

Stephen D. Keith, Attorney at Law  
230 Bearden Road  
Pelham, Alabama 35124

Please Send Tax Notice to:

Donald Grizzell  
94 Burgundy Lane  
Calera, Alabama 35040

Inst # 2001-30355  
07/23/2001-30355  
10:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NSB 34.00

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **A. Reid Peoples, Jr. and wife, Lynn T. Peoples** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Donald Grizzel**, (hereinafter referred to as Grantee), his heirs and assigns, forever,, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 26, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, amended in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

Subject to:

1. Taxes for the year 2001 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: \$92,000.00 of the purchase price was paid with a first mortgage loan executed simultaneously herewith. \$23,000.00 of the purchase price was paid with a second mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 17/18 day of July, 2001.

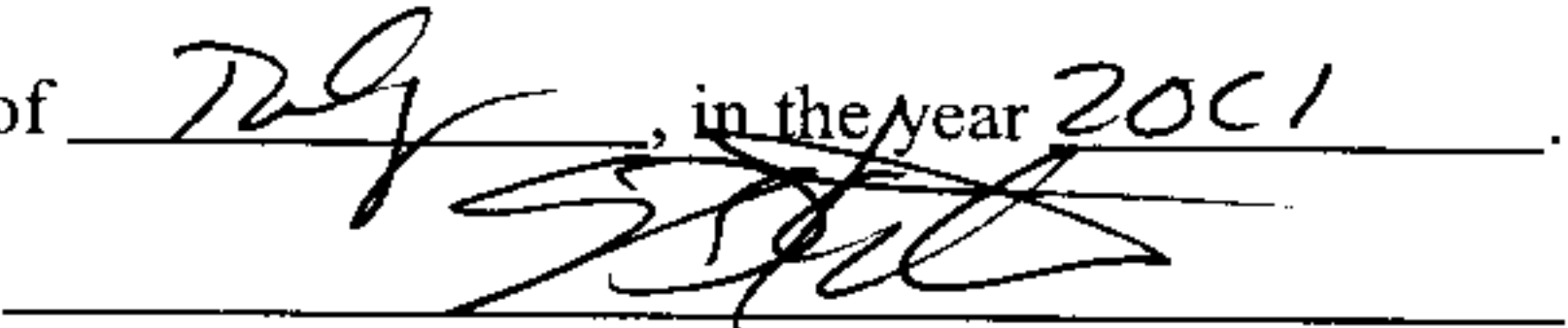
  
A. Reid Peoples, Jr.

  
Lynn T. Peoples

State of Alabama       )  
                                      )  
Shelby County        )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that A. Reid Peoples, Jr. and Lynn T. Peoples 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 they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 17/18 day of July, in the year 2001.

  
Notary Public

My Commission Expires

3/21/2001