

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) Edwin B. Lumpkin, Jr.

(Address) 100 Metro Parkway  
Prichard Ala 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



20020708000314170 Pg 1/2 164.00  
Shelby Cnty Judge of Probate, AL  
07/08/2002 11:47:00 FILED/CERTIFIED -

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

That in consideration of Six Hundred Fifty Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,

A. Reid Peoples, Jr. and wife, Lynn T. Peoples

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

Edwin B. Lumpkin, Jr.

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

Shelby

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of  
way, and permits of record.

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, we have hereunto set our hand(s) and seal(s), this 3rd  
day of July, 2002.

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

A. Reid Peoples, Jr. (Seal)  
A. Reid Peoples, Jr.

Lynn T. Peoples (Seal)  
Lynn T. Peoples

General Acknowledgement

I, the undersigned authority A. Reid Peoples, Jr., a Notary Public in and for said County, in said State, hereby certify that and who are  
and Lynn T. Peoples, whose name s are signed to the foregoing conveyance they 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 3rd day of July, A.D., 2002.

[Signature]  
Notary Public

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land in the SW 1/4 of the SE 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:  
Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 497.68 feet to an iron pin, and the point of beginning; thence turn right 121 degrees 44 minutes 42 seconds and run Southeasterly 35.43 feet to a point on a wooden privacy fence; thence run along said fence the following courses: thence turn left 121 degrees 12 minutes 33 seconds and run North 26.82 feet to the point of a clockwise curve having a Delta angle of 54 degrees 43 minutes 20 seconds and a radius of 22.03 feet; thence run along the arc of said curve 21.04 feet to the point of tangent; thence continue Northeast and tangent to said curve 74.20 feet to a utility pole and the end of said fence; thence turn right 33 degrees 41 minutes 55 seconds and run East 183.73 feet; thence turn right 29 degrees 02 minutes 09 seconds and run Southeast 109.39 feet to a point on a counter-clockwise curve on the West right of way of U.S. Highway #1, said curve having a Delta Angle of 03 degrees 33 minutes 54 seconds and a radius of 1851.68 feet; thence turn left 144 degrees 41 minutes 31 seconds to tangent and run along the arc of said curve 115.21 feet to the end of said curve; thence continue tangent to said curve 122.94 feet along said right of way; thence turn left 46 degrees 56 minutes 00 seconds and run Northwest 139.53 feet along said right of way to the Southerly right of way of Shelby County Highway #22; thence turn left 45 degrees 45 minutes 30 seconds and run Southwest 256.22 feet along said right of way; thence turn left 93 degrees 18 minutes 00 seconds and run Southwest 154.71 feet to the point of beginning.