

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) John A. Peel
(Address) 225 Newsome Road
Wilsmville Ala 35186

This instrument was prepared by:

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of One Hundred Forty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

G. Charles Johnston and wife, Susan S. Johnston

(herein referred to as grantors) do grant, bargain, sell and convey unto

John A. Peel and Sheila Peel


20021202000598720 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/02/2002 15:46:00 FILED/CERTIFIED

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

\$112,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$28,000.00 of the above recited purchase price was paid from a mortgage recorded 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 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 HEREOF, we have hereunto set OUR hand(s) and seal(s), this 27th day of November, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

G. Charles Johnston (Seal)
G. Charles Johnston
Susan S. Johnston (Seal)
Susan S. Johnston

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that G. Charles Johnston and Susan S. Johnston 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 of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, A.D., 2002

My Commission Expires: 10/16/04

[Signature]
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

20021202000598720 Pg 2/2 15.00
Shelby Cnty Judge of Probate,AL
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Commence at the Southwest corner of Section 2, Township 21 South, Range 1 East; thence proceed in an Easterly direction along the Southern boundary of said Section for a distance of 1346.96 feet to a point being the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said South boundary of said section for a distance of 785.43 feet to a point; thence turn angle of 98 degrees 42 minutes 26 seconds to the left and proceed for a distance of 279.42 feet to a point, being a point on the South right of way line of the Southern Railroad; thence turn an angle of 83 degrees 25 minutes 05 seconds to the left and proceed along said South boundary of said railroad for a distance of 766.77 feet to a point; thence turn an angle of 76 degrees 18 minutes 55 seconds to the left and proceed for a distance of 220.04 feet to a point; thence turn an angle of 95 degrees 34 minutes 18 seconds to the left and proceed for a distance of 58.33 feet to the point of beginning.