

This instrument was prepared by:  
Martin, Rawson & Woosley P.C.  
#2 Metroplex Dr. Suite 102  
Birmingham, AL 35209

Send Tax Notice:  
Harold Rich  
Nancy Rich  
PO Box 98  
Westover, Alabama 35185

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama Know All Men By These Presents,  
Jefferson County

That in consideration of Seventy thousand dollars and no/100 -----  
----- (70,000.00)

to the undersigned grantor or grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, We  
**John Earl Peteet and Rose Harvey Peteet, married**

herein referred to as grantor do grant, bargain, sell and convey to:  
**Harold Rich and Nancy Rich**

(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

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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/we are lawfully seized in fee simple for 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 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 subscribed their name on this the 12th day of July, 2004.

*John Earl Peteet*  
John Earl Peteet  
*Rose Harvey Peteet*  
Rose Harvey Peteet

STATE OF ALABAMA  
Jefferson County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that John Earl Peteet and Rose Harvey Peteet, married 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 12th day of July, 2004.

Notary Public: *Myst D. Malbow*  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: JULY 25, 2006

A part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:  
Commence at the Southwest corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North along the West boundary line of said section for 1326.50 feet; thence turn an angle of 90 deg. 37 min. 02 sec. to the right and run 51.59 feet to the East Right of Way Line of Shelby County Highway No. 55 for the point of beginning; thence continue along last said course for 785.84 feet; thence turn an angle of 102 deg. 51 min. 29 sec. to the right and run 546.36 feet; thence turn an angle of 78 deg. 34 min. 51 sec. to the right and run 239.82 feet; thence turn an angle of 90 deg. 00 min. to the right and run 235.01 feet; thence turn an angle of 89 deg. 26 min. 04 sec. to the left and run 417.78 feet to the East Right of Way Line of Shelby County Highway No. 55; thence turn an angle of 89 deg. 09 min. 04 sec. to the right and run northerly along said right of way line for 300.01 feet to the point of beginning. Situated in Shelby County, Alabama.