

This instrument was prepared without  
benefit of title evidence by:

William R. Justice  
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:

40 Bullett Lane  
Wilsonville, AL 35184

## WARRANTY DEED

### STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no <sup>SLP</sup> ~~100~~ <sup>5000.00</sup> DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Roy Britt Ingram, Jr. and Mattie B. Ingram, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Shawn L. Peal (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said section, thence run N 90° 00' 00" E for a distance of 3802.98 feet; thence run S 00° 00' 00" W for a distance of 1460.66 feet to the point of beginning. Thence run S 21° 30' 15" E for a distance of 210.00 feet; thence run S 42° 30' 39" W for a distance of 305.09 feet; thence run N 27° 42' 14" W for a distance of 210.00 feet to the ROW of Shelby County Highway No. 61; thence run N 44° 03' 46" E along said ROW for a distance of 326.13 feet to the point of beginning. Containing 1.41 acres, more or less. According to survey and plat of Rodney Shiflett, RPLS, No. 21784, dated 8/16/04.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
10<sup>th</sup> day of September, 2004.

Roy Britt Ingram Jr  
Roy Britt Ingram, Jr.

Mattie B. Ingram  
Mattie B. Ingram

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Britt Ingram, Jr., and Mattie B. Ingram, whose names 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 10<sup>th</sup> day of September, 2004.



Muller R. Ginter  
Notary Public