

405415 Shelby

20041001000543990 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
10/01/2004 13:35:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Forrest Blake Peacock  
Cynthia Clemons Peacock  
101 Berryhill Lane  
Alabaster, AL 35007

SET Deed BK 2003 Pg. 000610

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-eight thousand and 00/100 (\$128,000.00) Dollars [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Chad Blane Handley and wife, Haley Shea Handley (herein referred to as grantors) do grant, bargain, sell and convey unto Forrest Blake Peacock and Cynthia Clemons Peacock (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 21, according to the Survey of Berryhill, 3rd Sector, as recorded in Map Book 16, Page 28, Shelby County, Alabama records.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

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 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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this September 24, 2004.

WITNESS:

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

Chad Blane Handley (SEAL)  
Chad Blane Handley

Haley Shea Handley (SEAL)  
Haley Shea Handley

STATE OF ALABAMA  
Jetha COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad Blane Handley and wife, Haley Shea Handley, 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 on September 24, 2004.

My commission expires: 4/2/06

[Signature]  
NOTARY PUBLIC

NOTARY PUBLIC  
JETHA COUNTY  
ALABAMA