

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of THIRTY THOUSAND and NO/100 DOLLARS (\$30,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JOHNNY R. KNIGHT, a single man

grant, bargain, sell and convey unto,

CHRISTOPHER T. PETERS and WANDA FAYE PETERS

the following described real estate, situated in SHELBY County, Alabama, to-wit:

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

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

ALL of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

JOHNNY R. KNIGHT IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #1993-11482, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, KATHERINE G. KNIGHT, HAVING DIED ON OR ABOUT THE _____ DAY OF ______.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of December, 2005.

Johnny R. Knight

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

JOHNNY R. KNIGHT

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2005

Notary Public

My Commission Expires: 10/16/08

20051229000668700 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 12/29/2005 10:58:03AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

From the SE corner of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, run North along the East section line 2727.6 feet; thence run North 89 degrees 11 minutes West 444.1 feet to the beginning point of subject lot; from said point, continue said course, 444.1 feet; thence run North 00 degrees 05 minutes 42 seconds East 1410.84 feet to the South right of way line of County Road 42; thence run along said right of way line North 87 degrees 50 minutes East 30.2 feet; thence run South 00 degrees 08 minutes West 764.6 feet; thence run South 88 degrees 07 minutes East 414.1 feet; thence run South 00 degrees 03 minutes West 640.1 feet to the point of beginning.

According to the survey of J. S. Pilkington, RLS #1304, dated March 18, 1993.

Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Commence at the SE corner of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama; thence North along the East section line, 2727.6 feet; thence South 89 degrees 11 minutes West, 444.1 feet to the point of beginning; thence continue South 89 degrees 11 minutes 00 seconds West, 441.00 feet; thence North 00 degrees 05 minutes 42 seconds East, 415.94 feet to an iron pin; thence South 88 degrees 07 minutes 00 seconds East, 442.90 feet to an iron pin; thence South 00 degrees 03 minutes 00 seconds WEst 395.10 feet to the point of beginning.