

WARRANTY DEED

20060310000112810 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
03/10/2006 09:21:16AM FILED/CERT

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

✓ Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Robert D. Peeples

Shelby County, AL 03/10/2006  
State of Alabama

Deed Tax: \$32.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One hundred fifty nine thousand and no/100 dollars (\$159,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Little Hardware, Inc.** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Robert D. Peeples and Bettye Peeples** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

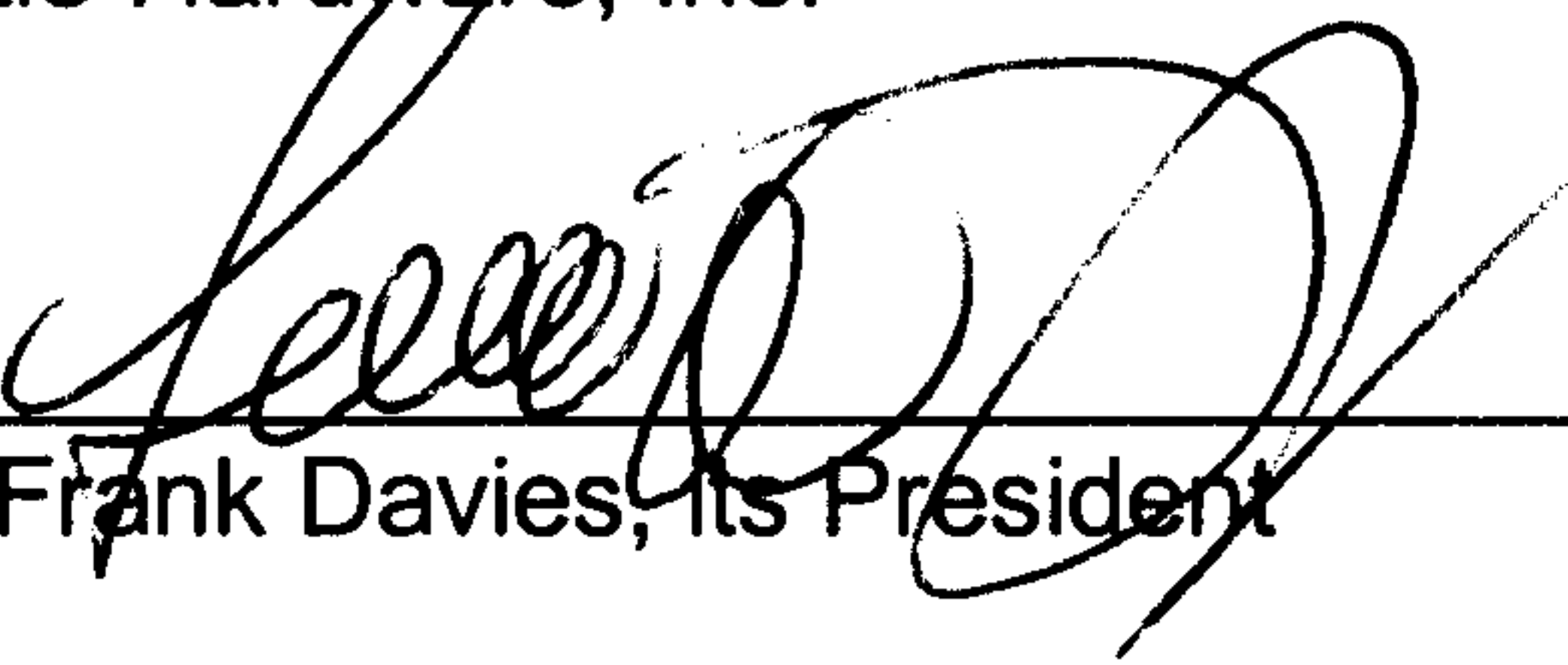
\$127,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 it does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Little Hardware, Inc., the said Grantor, by Frank Davies, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 7th day of March, 2006.

Little Hardware, Inc.

by:   
Frank Davies, its President

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank Davies whose name as President of Little Hardware Inc. 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7th day of March, 2006.

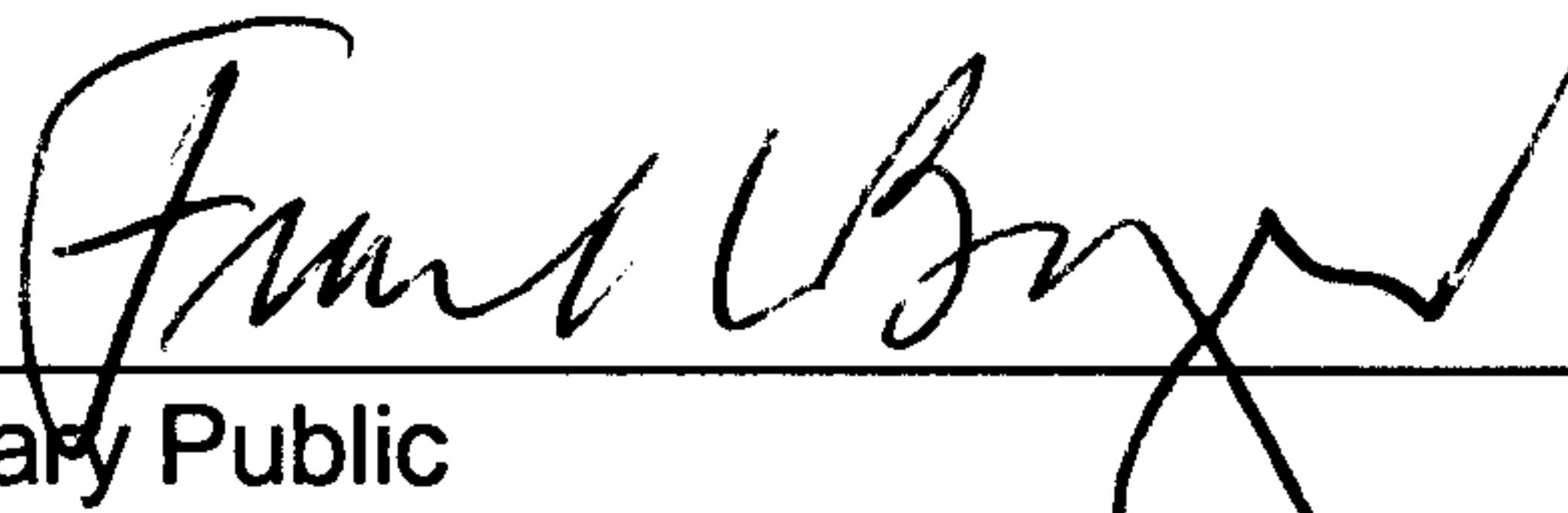
  
Notary Public  
My Commission Expires: 11/20/2008

EXHIBIT "A"

Commence at the SW corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet to the POINT OF BEGINNING; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet; thence North 44 degrees 52 minutes 28 seconds East a distance of 864.24 feet; North 63 degrees 52 minutes 2 seconds East a distance of 339.44 feet to the edge of Lay Lake; thence along the edge of Lay Lake a distance of 198 feet, more or less, (chord bearing South 25 degrees 54 minutes 18 seconds East and a chord distance of 191.33 feet); thence South 66 degrees 48 minutes 56 seconds West leaving said edge of Lay Lake a distance of 340.38 feet; thence South 23 degrees 43 minutes 25 seconds East a distance of 390.00 feet to a point of curve to the right having a central angle of 18 degrees 33 minutes 12 seconds and a radius of 410.00 feet; thence along the arc of said curve a distance of 132.76 feet; thence South 5 degrees 10 minutes 14 seconds East a distance of 128.50 feet; thence south 88 degrees 0 minutes 2 seconds West a distance of 706.02 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett , dated August 16, 2001.

The above described property is now known as Lot 3, according to the survey of Dry Branch Estates, as recorded in Map Book 31, Page 36, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive 50-foot INGRESS, EGRESS, and UTILITY EASEMENT,

More particularly described as follows:

Commence at the SW corner of Section 12, Township 21 South , Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet to the POINT OF BEGINNING, thence 44 degrees 53 minutes 4 seconds along the Southwesterly line of a 50- foot ingress, engress and utility easement lying 50 feet northeasterly of and parallel to described line; thence continue along the last described course a distance of 741.01feet; thence North 44 degrees 46 minutes 55 seconds West a distance of 580.39 feet to the southeasterly right of way line of Shelby County Hwy 61 and the END of said easement.

According to the survey of Rodney Shiflett , dated August 16, 2001.

The above described easement runs across the property now known as Lot 2, according to the survey of Dry Branch Estates, as recorded in Map Book 31, Page 36, in the Probate Office of Shelby County Alabama.

