

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

STATE OF ALABAMA  
County of SHELBY  
Presents:

Send Tax Notice To:  
CHASITY PEPER and KURT PEPER  
587 MOUNTAIN CREST ROAD  
CHELSEA, ALABAMA 35043

  
20060606000267470 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/06/2006 02:11:59PM FILED/CERT

THAT IN CONSIDERATION OF **Eighty-Eight Thousand and 00/100 DOLLARS (\$88,000.00)**  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
we, **KEITH C. HINES, A MARRIED MAN**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**CHASITY PEPER and KURT PEPER**

(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" FOR LEGAL DESCRIPTION.

**Subject to Easements, Restrictions and rights of way of record.**

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTOR NOR HIS SPOUSE  
**\$88,000.00** of the Purchase Price was obtained by a Purchase Money Mortgage filed  
simultaneously herewith.

To Have And To Hold unto the said Grantees CHASITY PEPER and KURT PEPER 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 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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 12th day of May, 2006.

WITNESS:

\_\_\_\_\_(Seal)  \_\_\_\_\_(Seal)  
KEITH C. HINES  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that KEITH C. HINES, A MARRIED MAN whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 12th day of May A.D., 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/10



71363

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216



Central AL Title

**EXHIBIT "A"**

**A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 A DISTANCE OF 321.96 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 46 MINUTES 57 SECONDS TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 176.30 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC ROAD; THENCE TURN AN ANGLE OF 103 DEGREES 50 MINUTES 02 SECONDS TO THE RIGHT AND RUN NORTHEASTERLY ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 327.79 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4-1/4; THENCE TURN AN ANGLE OF 73 DEGREES 55 MINUTES 56 SECONDS TO THE RIGHT AND RUN EASTERLY ALONG THE SAID NORTH LINE OF SAID 1/4-1/4 A DISTANCE OF 93.60 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**LESS AND EXCEPT THAT PORTION OF THE RIGHT OF WAY OF PUBLIC ROAD THAT LIES WITHIN THIS DESCRIPTION.**

**A 20 FEET WIDE ACCESS EASEMENT AS HEREINAFTER DESCRIBED: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 A DISTANCE OF 321.96 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 46 MINUTES 57 SECONDS RIGHT AND RUN WESTERLY A DISTANCE OF 112.30 FEET TO THE POINT OF BEGINNING ON THE CENTERLINE OF SAID 20 FEET WIDE ACCESS EASEMENT; THENCE TURN AN ANGLE OF 51 DEGREES 46 MINUTES 12 SECONDS TO THE LEFT AND RUN 102.90 FEET TO THE CENTERLINE OF A PAVED PUBLIC ROAD AND THE END OF SAID ACCESS EASEMENT DESCRIPTION. SAID EASEMENT TO BE 20 FEET WIDE, 10 FEET ON EACH SIDE OF JUST DESCRIBED EASEMENT.**

*det*