

This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Robert D. Peeples
6000 Hwy. 61
Wilsonville, Alabama 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,



20060626000304220 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
06/26/2006 08:55:35AM FILED/CERT

SHELBY COUNTY

That in consideration of Two Hundred Forty Five Thousand dollars and Zero cents (\$245,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Sue Nix, a married woman, (herein referred to as grantors) do 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 Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for

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 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.

(\$165,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Sue Nix is the surviving grantee in that certain deed recorded in Real Book 097, Page 610, Probate Office, Shelby County, Alabama. The other grantee, Charles M. Nix is deceased, having died on 10-16-2004.

Property is not the homestead of the Grantor or her spouse.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of June, 2006.

_____ (Seal)	<u>Sue Nix</u> Sue Nix	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue Nix, a married woman 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/she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this.

[Signature]
Notary Public
My Commission Expires: 10-16-08



Shelby County, AL 06/26/2006
State of Alabama

Deed Tax: \$80.00

17400000

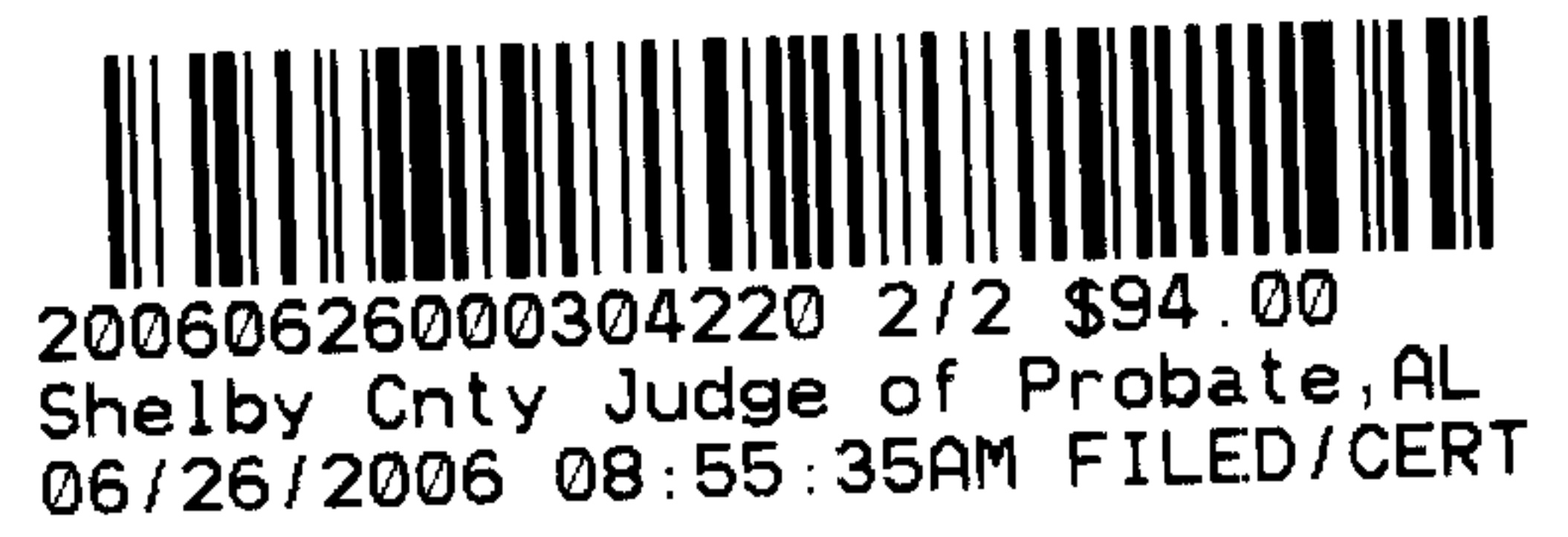


EXHIBIT A

Part of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in a westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 417.50 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 461.69 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 03 minutes and run in a northwesterly direction for a distance of 1,147.76 feet to an existing iron pin being on the southeasterly right of way line of Shelby County Road #61; thence turn an angle to the right (58 degrees 05 minutes to chord) and run in a northeasterly direction for a distance of 294.08 feet; thence turn an angle to the left of 2 degrees 49 minutes (from last mentioned chord line) and run in a northeasterly direction along said southeast right of way line for a distance of 232.44 feet to an existing iron pin; thence turn an angle to the right of 123 degrees 53 minutes 36 seconds and run in a southerly direction for a distance of 1,435.42 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Laurence D. Weygand, Reg. P.E. & L.S. #10373, dated October 10, 1986.