This instrument was prepared by:
Michael T. Atchison
101 West College
Columbiana, AL 35051

Send Tax Notice To: Stephanie L. Woods
4716 Caldwell Mill Rd
B'ham, Ala. 35243

WARRANTY DEED

20060627000307300 1/2 $181.50
Shelby Cnty Judge of Probate,AL
06/27/2006 10:17:30AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Sixty Seven Thousand Five Hundred dollars and Zero cents ($167,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert D. Peeples and Bettye Peeples, a married couple (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephanie L. Woods and Linda L. Obering (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND 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, 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, we have hereunto set our hand(s) and seal(s), this.

_____	(SEAL)	Robert D. Peeples Robert D. Peeples	(SEAL)
_____	(SEAL)	Bettye Peeples Bettye Peeples	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Robert D. Peeples and Bettye Peeples whose names 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 this.

Notary Public
My Commission Expires: 10-16-08

Shelby County, AL 06/27/2006
State of Alabama

Deed Tax:$167.50

Atchison

EXHIBIT A

20060627000307300 2/2 $181.50
Shelby Cnty Judge of Probate, AL
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PARCEL 3:
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 and 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, egress and utility easement lying 50 feet northeasterly of and parallel to described line; thence continue along the last described course a distance of 741.01 feet; 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.