This instrument was prepared by:
ATTORNEY CAROL L. LATHAM
Post Office Box 563
Fairfield, Alabama 35064

Send Tax Notice To:

20070116000022560 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/16/2007 01:05:57PM FILED/CERT

| STATE OF ALABAMA |) | |
|---------------------|---|---------------|
| | • | WARRANTY DEED |
| COUNTY OF JEFFERSON |) | |

THIS INDENTURE, made and entered into on this the 11th day of January 2007, by and between **Veronica Peoples, an unmarried woman,** hereinafter referred to as Grantor(s), and **Jessie P. Holmes and Johnny E. Holmes,** hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of One Hundred Twenty Five Thousand Dollars and 00/100, (\$125,000.00), the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of Shelby, State of Alabama, to wit:

See Exhibit "A"

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

Purchaser executed simultaneously herewith a purchase money mortgage in favor of First Franklin for \$125,000.00.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

Veronica Peoples,

Grantor

State of Alabama

Acknowledgment

County of Jefferson

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Veronica Peoples, an unmarried woman, 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/she/they executed the same voluntarily as his act on the day the same bears date.

Giyen under my hand and official seal this the 11th day of January 2007

Notary Public VV

My Commission Expires: May 28, 2009

CAROL L. LATHAM
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY 28, 2009

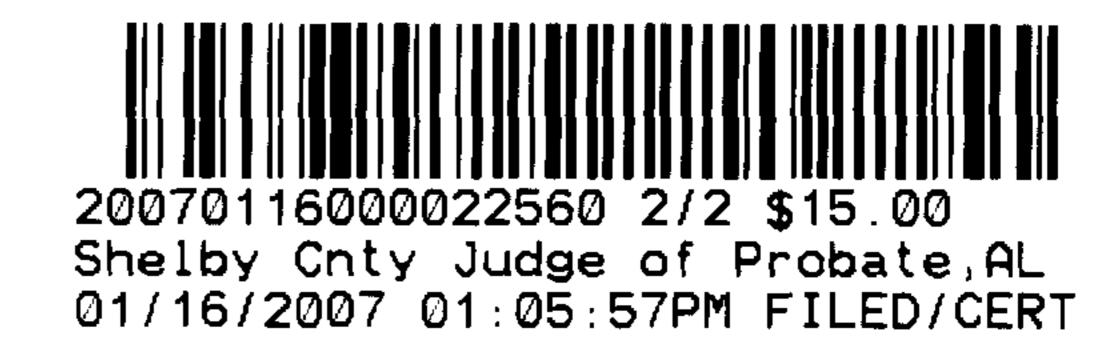


Exhibit 1A1

LEGAL DESCRIPTION

Lot 15 of Merchant – Melton Subdivision as recorded in Map Book 3, page 76, in the Probate Records of Shelby County, Alabama, and fronting on East side of Montevallo – Dogwood Road, being 102.5 feet on front, 162 feet on North side, 148 feet on South side, and 100 feet on East side. Situated in S ½ of NE ¼ of SW ¼ Section 17, Township 22, Range 3 West.