

Send Tax Notice:
Carolyn Holsomback
2036 10th Avenue
Calera, Alabama 35040

File No.: 07-1626

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
1932 Laurel Road
Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty One Thousand and 00/100 (\$121,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Sarah M. Peek, an unmarried woman**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Carolyn Holsomback and Tomie Lee Holsomback**, (hereinafter referred to as Grantee), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Lot 1, according to the Survey of Meriweather, Sector 1, as recorded in Map Book 24, Page 46, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

(\$76,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his/her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

20070301000092860 2/2 \$59.00
Shelby Cnty Judge of Probate, AL
03/01/2007 12:41:46PM FILED/CERT

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 15th day of February, 2007.

Sarah M. Peek

Sarah M. Peek

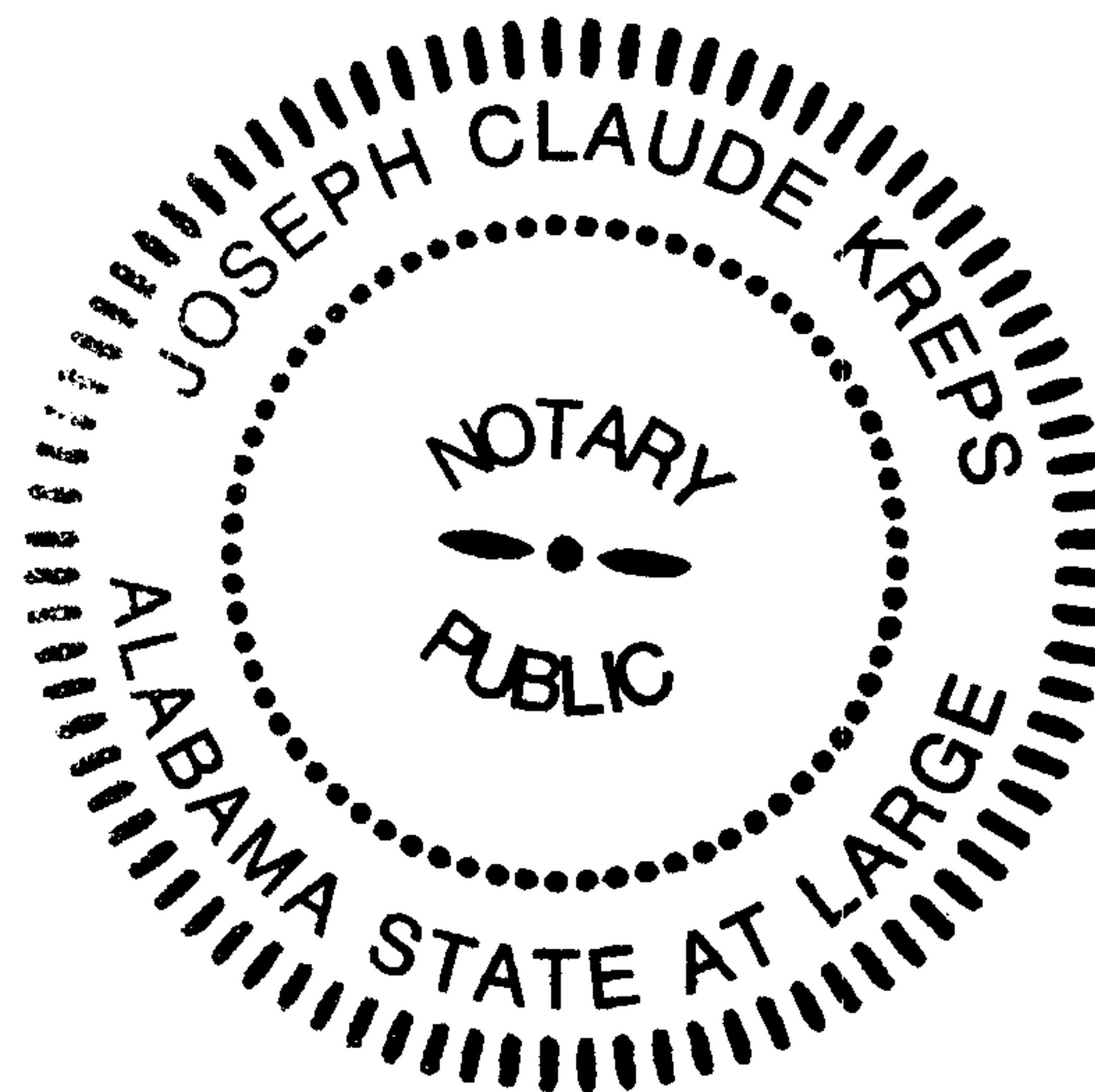
STATE OF **ALABAMA**)
:
COUNTY OF **JEFFERSON**)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sarah M. Peek**, 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 Instrument signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2007.

[Signature]

NOTARY PUBLIC
My Commission Expires: *3-6-07*



Shelby County, AL 03/01/2007
State of Alabama

Deed Tax: \$45.00