

This Instrument Was Prepared By:
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
John A. Giovino

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand & 00/100 Dollars (\$10,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate of Viola Peoples, deceased, Probate Case No. 188777, Jefferson County, Alabama**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **John A. Giovino**, a SINGLE person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

Subject to all items of record.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 5th day of October, 2007.

GRANTOR

Alice Kathleen Peoples (personal) (L.S.)
Estate of Viola Peoples Representative

By: Alice Kathleen Peoples a/k/a Alice K. Peoples, as Personal Representative of the Estate of Viola Peoples, deceased, Probate Case No.: 188777, Jefferson County, Alabama

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

20071010000471610 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
10/10/2007 10:54:29AM FILED/CERT

State of California

County of ALAMEDA

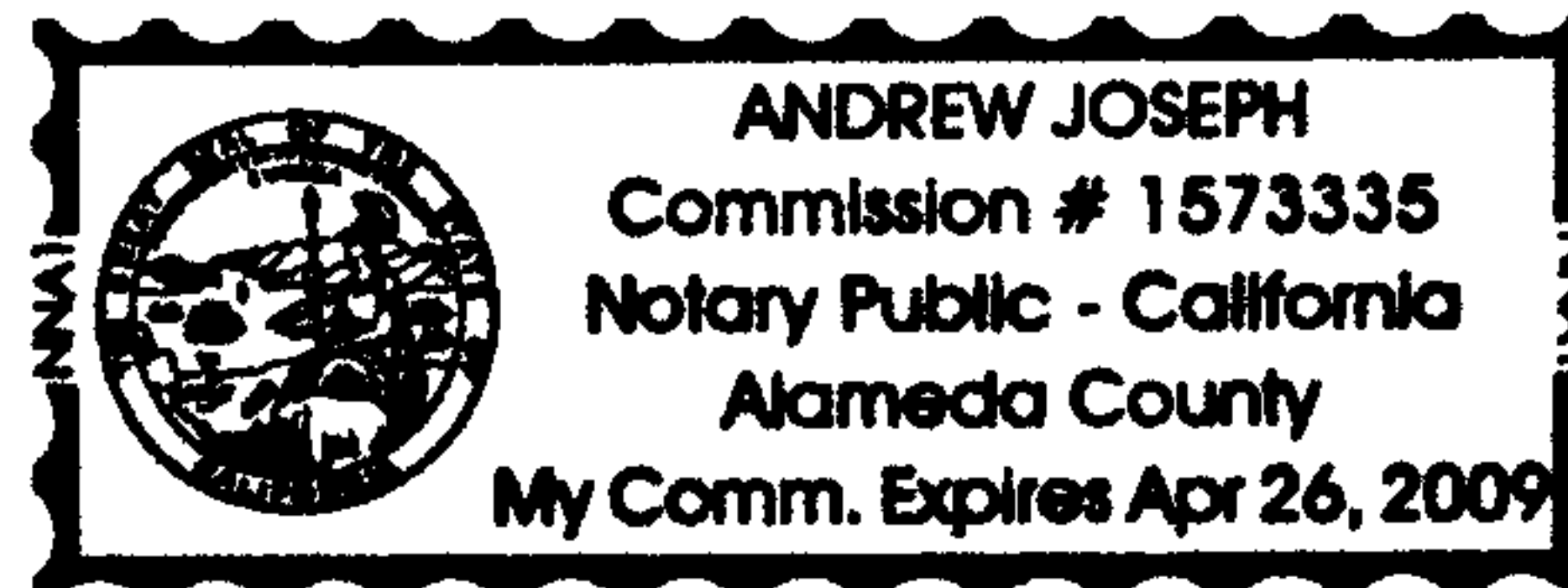
On OCTOBER 2, 2007 before me, ANDREW JOSEPH, NOTARY PUBLIC,
Date Insert Name and Title of Officer

personally appeared ALICE KATHLEEN PEOPLES,
Name(s) of Signer(s)

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Andrew Joseph
Signature of Notary Public



(Seal)

-----OPTIONAL INFORMATION-----

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: OCTOBER 2, 2007 Number of Pages: 3

Signer(s) Other Than Named Above: NO OTHER SIGNERS

Right Thumbprint of
Signer



20071010000471610 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
10/10/2007 10:54:29AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 30, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line for 814.65 feet; thence deflect left 85 degrees and 45 minutes and run southerly for 21.8 feet to a point on the South R.O.W. line of County Road No. 204 and the point of beginning of subject parcel of land from said point, thus established, continue to run said course for 634.9 feet to a point on a fence; thence deflect right 85 degrees and 45 minutes and run westerly along said fence for 163.35 feet; thence deflect right 94 degrees 15 minutes and run northerly and parallel to the East lot line for 634.9 feet to a point on said road R.O.W. line; thence deflect right 85 degrees 45 minutes and run easterly along said road right of way line for 163.35 feet and back to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 10/10/2007
State of Alabama

Deed Tax: \$10.00