

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

Send Tax Notice To: ~~Michael Ray Dennis~~

Thomas Peters  
6139 Hibiscus Lane  
Northport AL 35473

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Thousand Dollars and Zero cents (\$5,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Zenoba Harmon, a single woman, Grover Cleveland Peters, Jr. a married man, Kenneth Peters, a single man by Jeffrey G. McDaniel, Conservator and Guardian as recorded in Probate Case#2007-000132 in the Probate Office of Shelby County, Alabama, Thomas M. Peters, a single man, Carolyn Gray a single woman and Ruelane Bice a married woman, (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas M. Peters (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit: Single

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. Taxes for 2008 and subsequent years.

Grantors herein are all the heirs at law of Grover Cleveland Peters.

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.

(\$ 0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13/12 day of August 2008.

Zenoba Harmon (Seal)  
Zenoba Harmon

Grover Cleveland Peters Jr (Seal)  
Grover Cleveland Peters, Jr.

Kenneth Peters by Jeffrey G. McDaniel (Seal)  
Kenneth Peters by Jeffrey G. McDaniel as  
Conservator and Guardian as recorded in Probate  
Case#2007-000132, Probate Office Shelby  
County, Alabama.

Thomas M. Peters (Seal)  
Thomas M. Peters

Carolyn Gray (Seal)  
Carolyn Gray

Ruelane Bice (Seal)  
Ruelane Bice

20080904000352450 1/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/04/2008 08:24:39AM FILED/CERT

Shelby County, AL 09/04/2008  
State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA

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General Acknowledgment

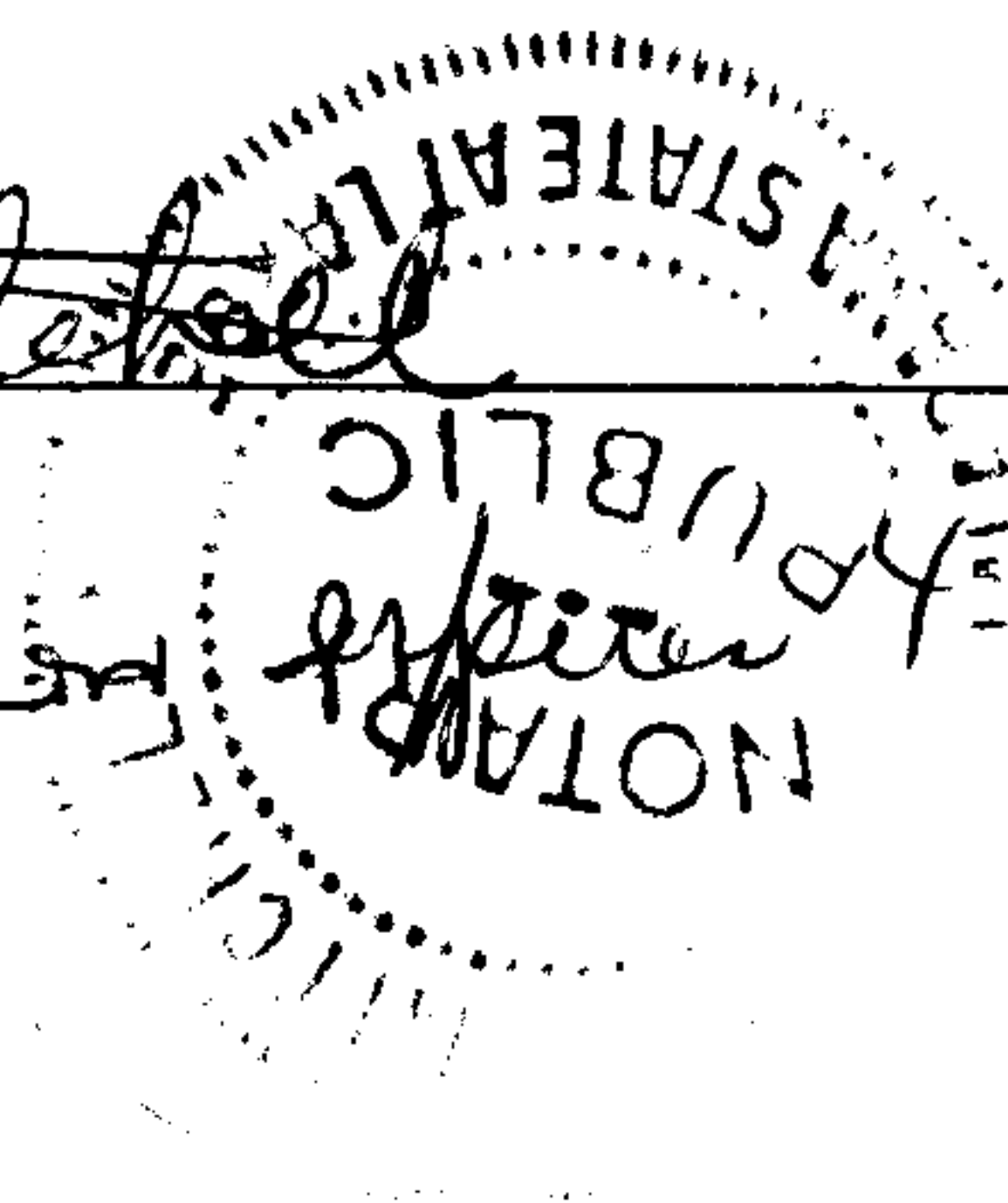
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zenoba Harmon 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 13<sup>th</sup> day of August 2008.

Selia H. Mitchell  
Notary Public  
My Commission Expires 4-30-2011



STATE OF ALABAMA

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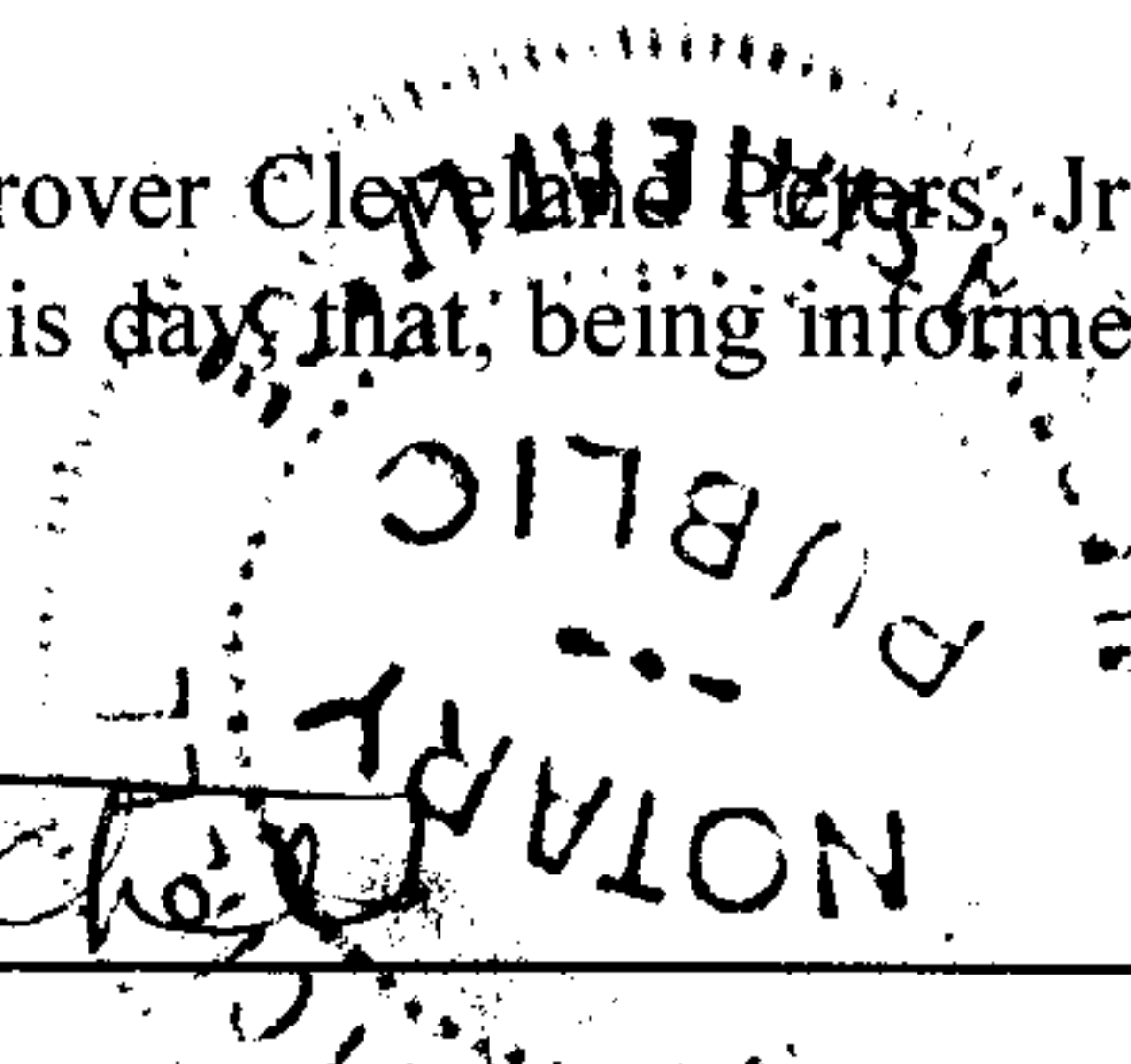
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grover Cleveland Peters, Jr. 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 9<sup>th</sup> day of August 2008.

Selia H. Mitchell  
Notary Public  
My Commission Expires 4-30-2011



STATE OF ALABAMA

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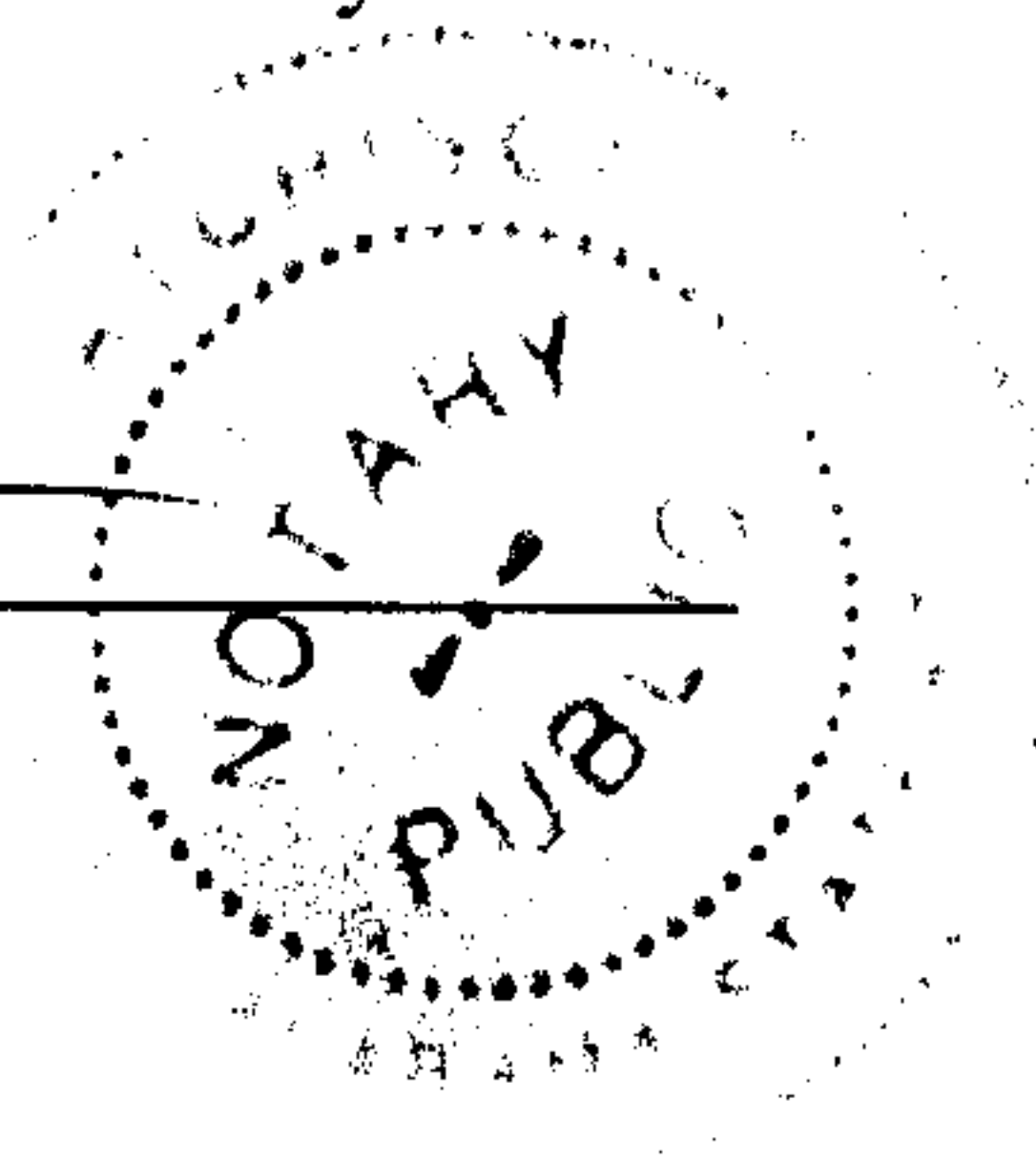
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Peters by Jeffrey G. McDaniel as Conservator and Guardian 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 13<sup>th</sup> day of August 2008.

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



STATE OF ALABAMA

}

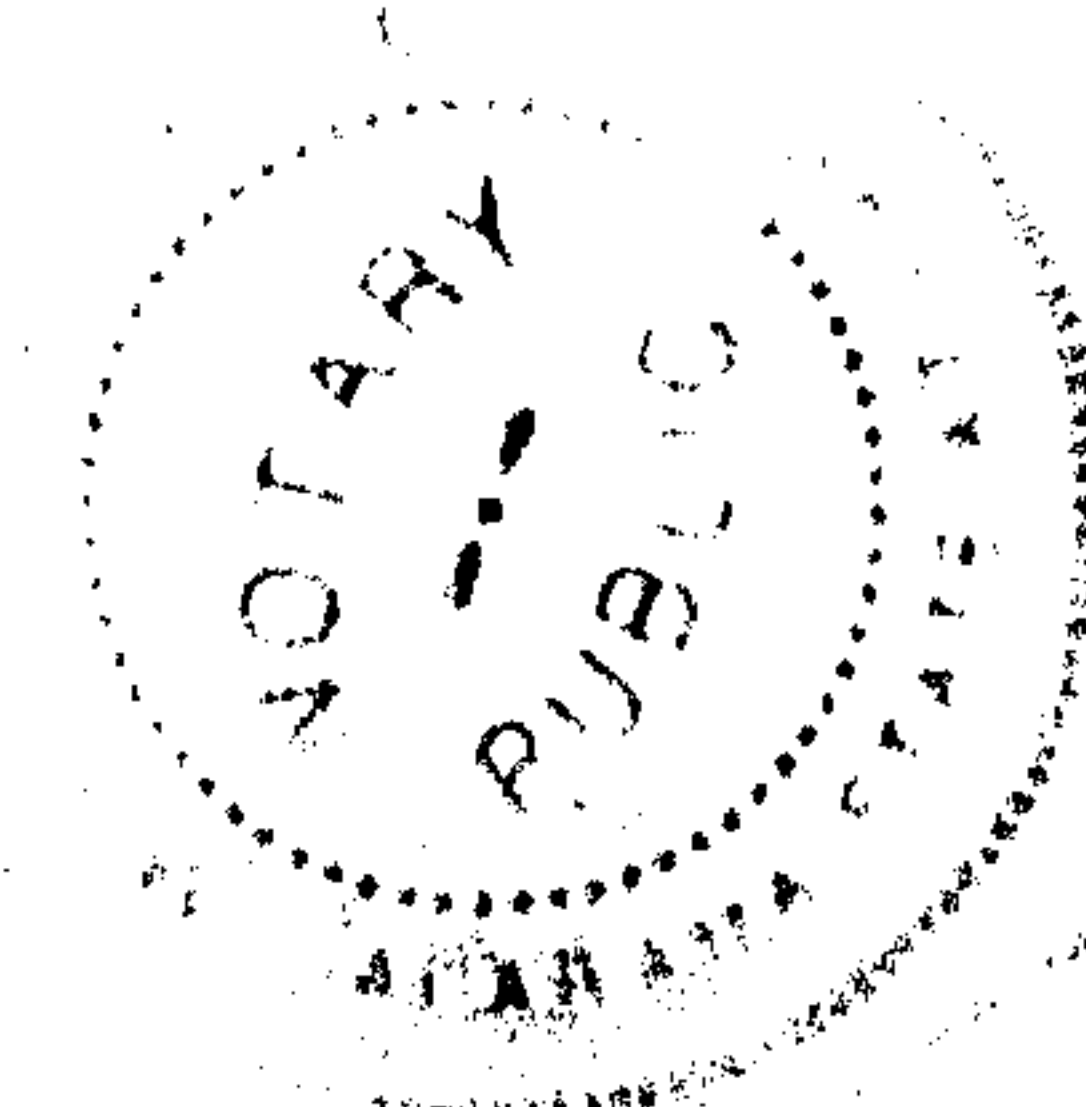
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Peters 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 13<sup>th</sup> day of August 2008.

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





20080904000352450 3/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/04/2008 08:24:39AM FILED/CERT

STATE OF ALABAMA

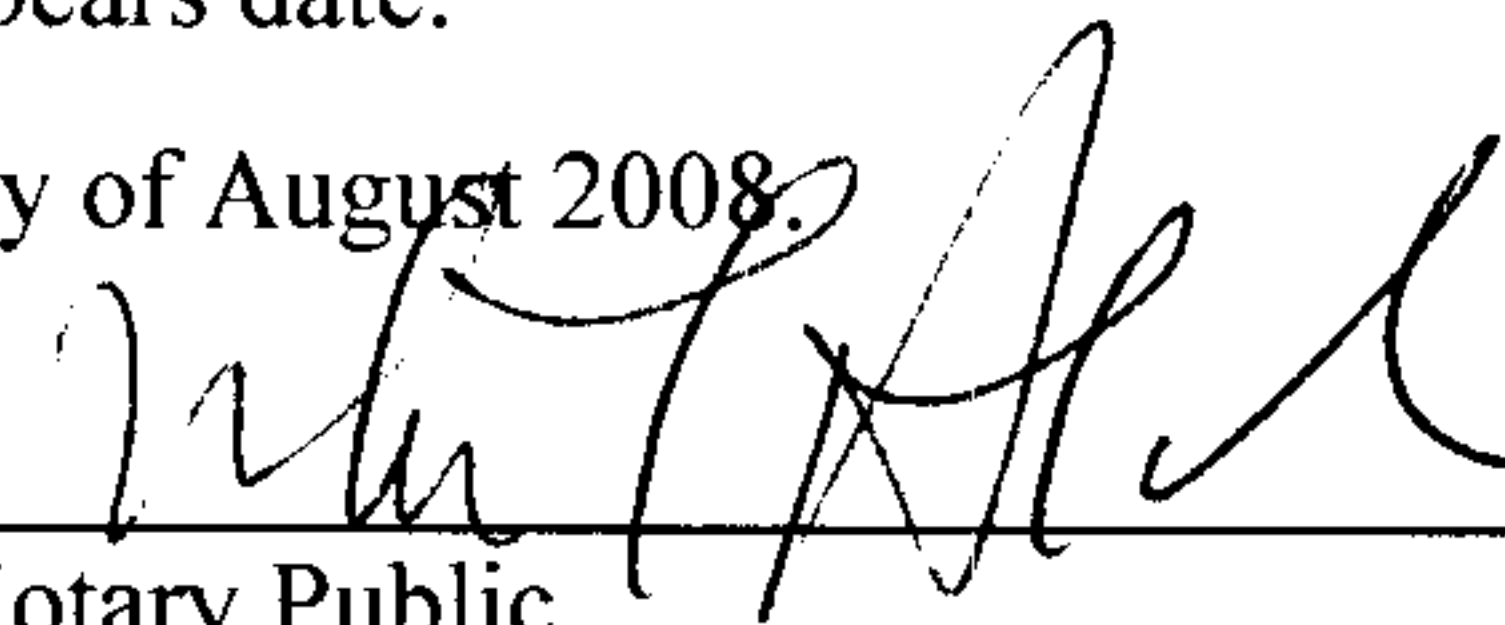
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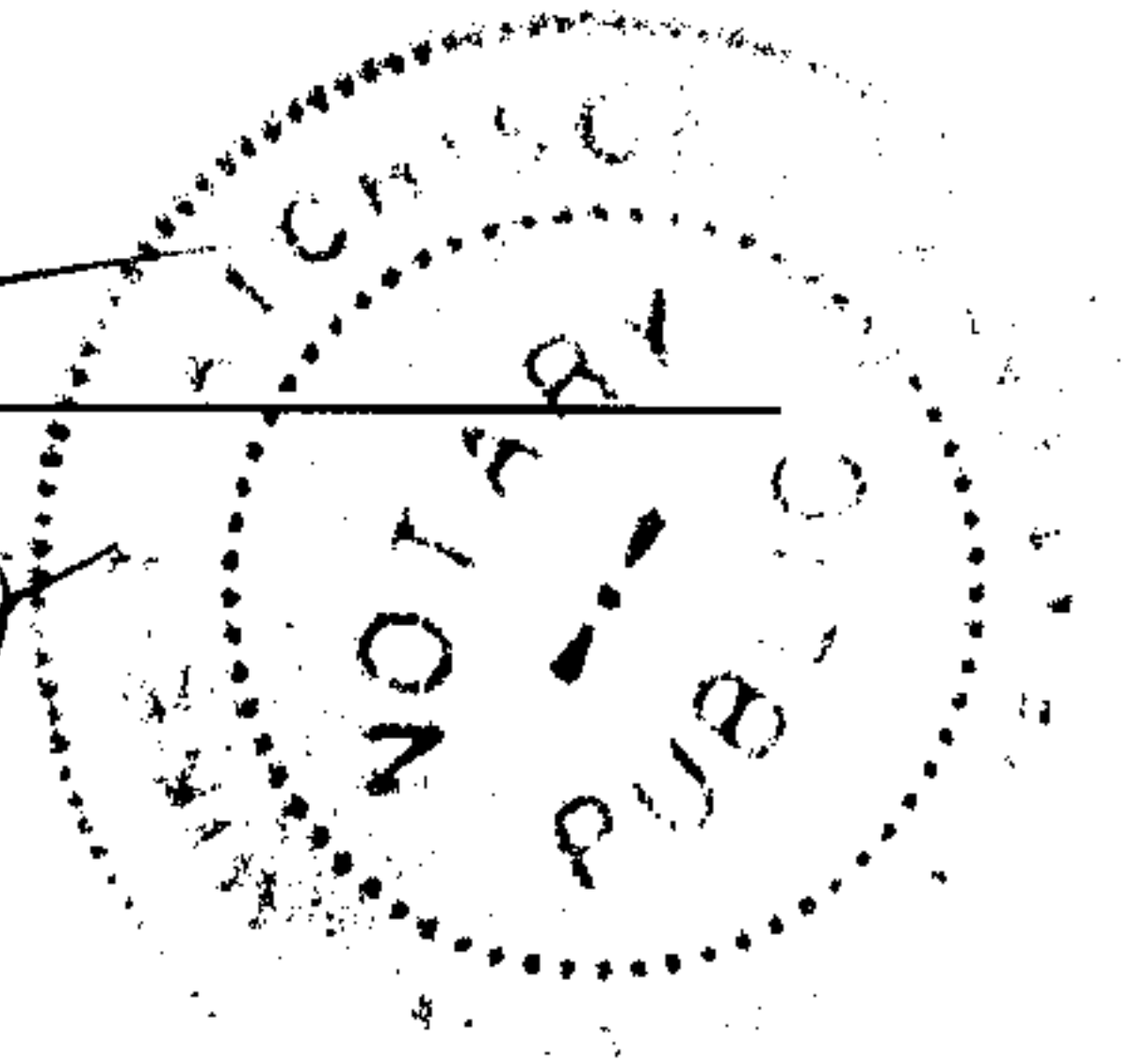
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Gray 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 13th day of August 2008.

  
\_\_\_\_\_  
Notary Public  
*My Commission expires 10/16/08*



STATE OF ALABAMA

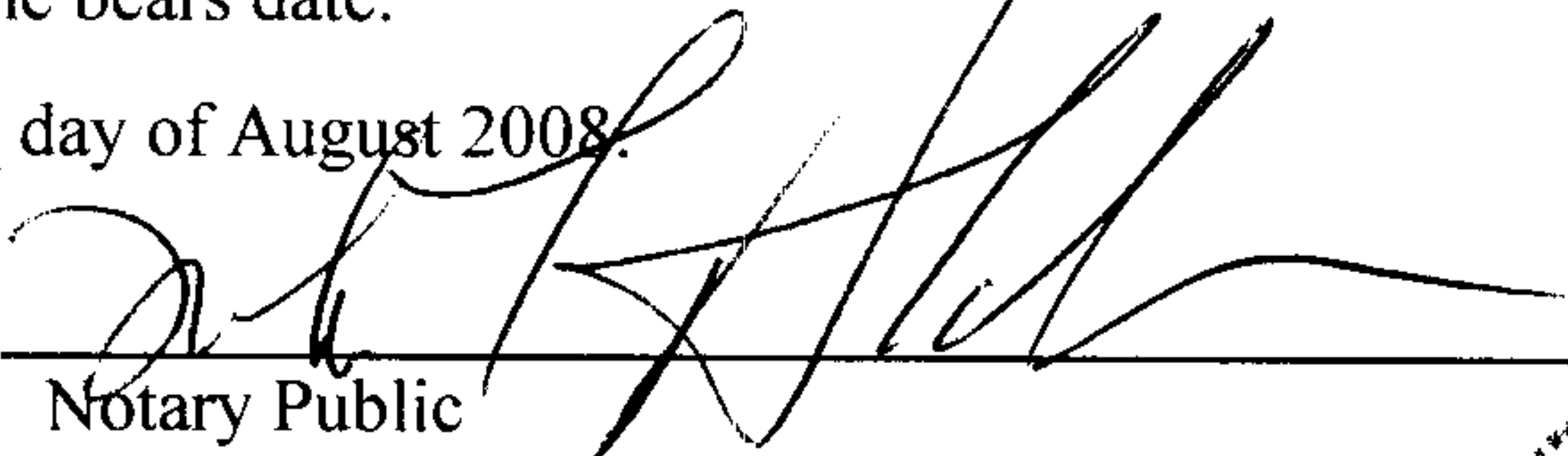
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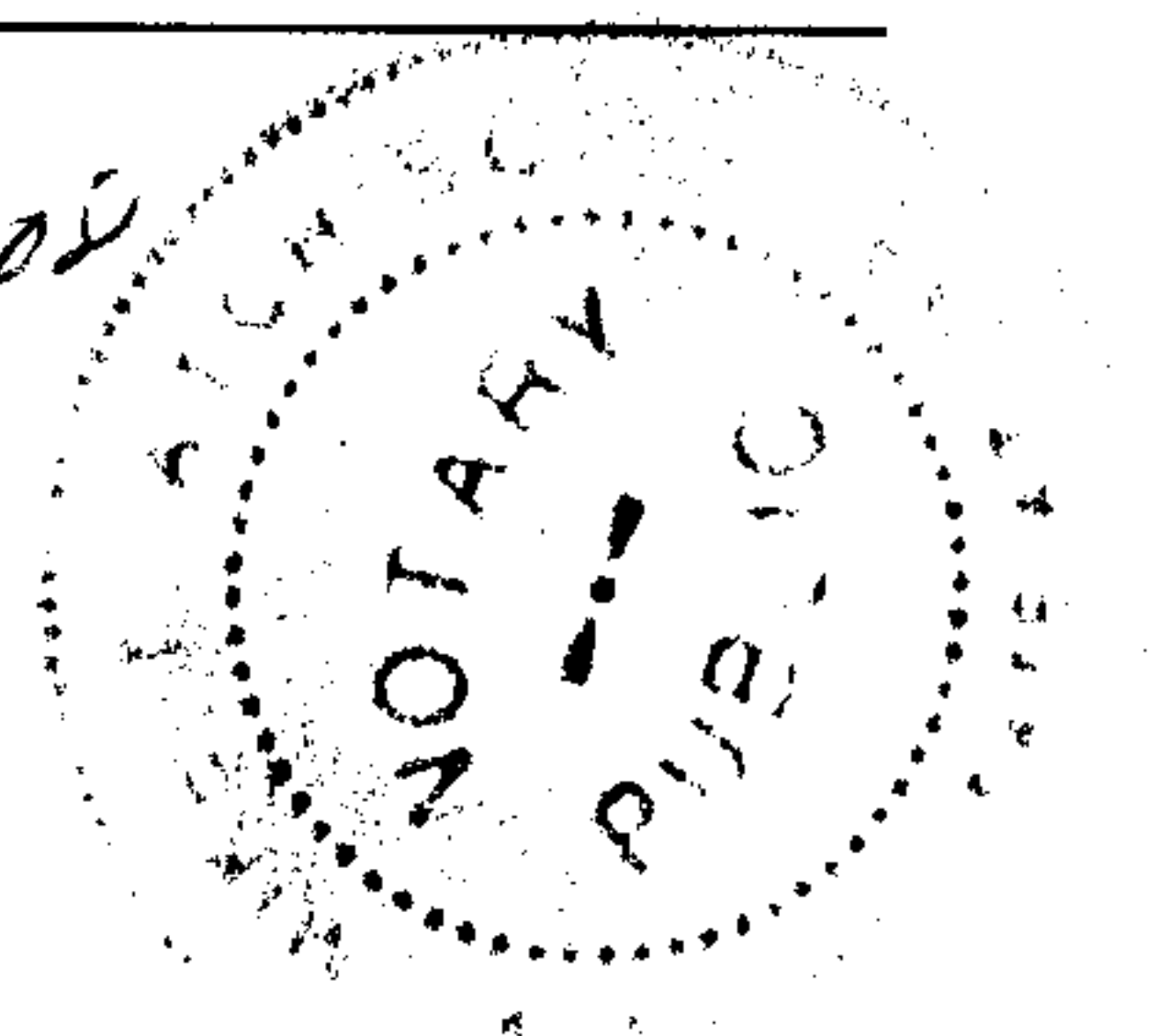
General Acknowledgment

COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruelane Bice 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 13th day of August 2008.

  
\_\_\_\_\_  
Notary Public  
*My Commission expires 10/16/08*



## EXHIBIT A

  
20080904000352450 4/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/04/2008 08:24:39AM FILED/CERT

Easement of the E 20' of the following described property as easement for ingress/egress and utilities including but not limited to Alabama Power Company as access to property owned by Thomas M. Peters

A parcel of land situated in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of above said  $\frac{1}{4}$ -  $\frac{1}{4}$ ; thence South 00 degrees 00 minutes 00 seconds East, a distance of 927.54 feet; thence North 77 degrees 35 minutes 43 seconds West a distance of 131.02 feet to the point of beginning; thence South 10 degrees 08 minutes 56 seconds West a distance of 220.17 feet to a point on the Northerly right of way line of Shelby County Highway 10 (80-foot right of way); thence North 72 degrees 40 minutes 19 seconds West and along said right of way line a distance of 303.80 feet; thence North 15 degrees 02 minutes 58 seconds East and leaving said right of way line, a distance of 376.25 feet; thence North 87 degrees 58 minutes 24 seconds East a distance of 158.01 feet; thence South 02 degrees 45 minutes 02 seconds East a distance of 202.47 feet; thence South 57 degrees 29 minutes 36 seconds East a distance of 75.28 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated February 20, 2008.