


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Efram & Kerri Peller
293 Woodbury Drive
Sterrett, AL 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20090511000176960 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/11/2009 02:31:29 PM FILED/CERT

Shelby County, AL 05/11/2009

State of Alabama

Deed Tax : \$4.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, CHARLES PHILLIP WORLEY and DARLENE M. WORLEY, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EFRAM J. PELLER and KERRI L. PELLER, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:


Lot 815, according to the Survey of Forest Parks, 8th Sector, Phase 2, as recorded in Map Book 25, page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

Two Hundred Sixteen Thousand Fifteen and 00/100 Dollars (\$216,015.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

Dated this 29th day of April, 2009.


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Charles Phillip Worley
CHARLES PHILLIP WORLEY
by Shelley M. Watkins, his attorney in fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that SHELLEY M. WATKINS, whose name as Attorney-in-Fact for CHARLES PHILLIP WORLEY 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, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 2009.

J A Grant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09





20090511000176960 3/3 \$21.00
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Dated this 29th day of April, 2009.

Darlene M. Worley
DARLENE M. WORLEY
by Shelley M. Watkins, her attorney-in-fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that SHELLEY M. WATKINS, whose name as Attorney-in-Fact for DARLENE M. WORLEY 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, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 2009.

J A Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09

