


20110524000153940 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
05/24/2011 08:56:11 AM FILED/CERT

Shelby County, AL 05/24/2011
State of Alabama
Deed Tax: \$18.00

VALUE: \$90,000.00

WARRANTY DEED

**STATE OF ALABAMA
CHILTON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Thousand and 00/100 (\$90,000.00) Dollars and other good and valuable considerations**, to the undersigned GRANTOR(s), in hand paid by GRANTEE(S) herein, the receipt whereof is acknowledged, I(we) **Richard A. Peacock, Trustee under the Peacock Living Trust dated 12-29-2000** (herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto **John C. Pirtle, Kay A. Pirtle and Jake Pirtle** (herein referred to as GRANTEE(S), the following described real estate, situated in SHELBY County, Alabama to wit:

Parcel I.

Lot numbered 1, as per map of Benson's Camp on Waxahatchee Creek, which is recorded in Map Book 4, Page 28, in the Probate Office of Shelby County, Alabama.

Parcel II.

Also, begin at the Northeast corner of Lot 1, Benson's Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Shelby County, Alabama; thence easterly along the projection of said Lot 1, 50.20 feet to a point; thence 90 degrees 0 minutes right 15.0 feet to the water line of Waxahatchee Creek Slough; thence Southwesterly along said water line of said slough 39.26 feet, more or less, to a point on the water line of Lot 1, as projected; thence Westerly along said project line 41.98 feet to the Southeast corner of said Lot 1; thence 91 degrees 42 minutes right 50.0 feet to the point of beginning. Situated in Shelby County, Alabama.

All of the above described property is located in Shelby County, Alabama.

GRANTEE'S ADDRESS

11 Mayfly Lane
Shelby, Alabama 35143

PREPARED BY:

Bill Speaks
Attorney at Law
305 6th Street North
Clanton, Alabama 35045

TO HAVE AND TO HOLD, to the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do, for myself and for my/our heir(s), executor(s), and administrator(s), covenant with the said **GRANTEE(S)**, his/her/their heirs and assigns, that I/we are lawfully seized in Fee Simple of said premises; that it is/are free from all encumbrances; that I/we have good right to sell and convey the same as aforesaid; that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heir(s), executor(s) and assign(s) forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 20th
day of May, 2011.

Richard A. Peacock, Trustee

Richard A. Peacock, Trustee

Peacock Living Trust dated 12-29-2000

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JoAnn D. Peacock and Richard A. Peacock**, as the Trustees **under the JoAnn Peacock Living Trust, dated March 4th, 2002** 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 in her representative capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20 day of May, 2011.

Francis W. Speck
NOTARY PUBLIC

My Commission Expires: 1-15-14



20110524000153940 2/2 \$34.00
Shelby Cnty Judge of Probate, AL
05/24/2011 08:56:11 AM FILED/CERT