



20110609000170120 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
06/09/2011 11:12:11 AM FILED/CERT

Send tax notice to:

J. Suzanne Shinn
Richard Shinn
1141 Mountainwood Lane SE
Birmingham, AL 35244

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Shelby County, AL 06/09/2011
State of Alabama
Deed Tax: \$7.00

NTC1100110

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Seven Thousand and 00/100 Dollars (\$267,000.00) in hand paid to the undersigned **James Clay Peveler Jr. and Linda Ardenia Peveler, Huband and Wife**, (hereinafter referred to as "Grantors"), by **J. Suzanne Shinn and Richard Shinn** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 3 West and point of beginning, run South along Quarter Section line for a distance of 187.00 feet; turn right an angle of 90 degrees for a distance of 210.00 feet; turn right an angle of 90 degrees for a distance of 191.13 feet; turn right an angle of 88 degrees 52 minutes 30 seconds for a distance of 210.04 feet to a point of beginning.

Also: A road and utility easement in the SW 1/4 of NW 1/4, Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama and run Southerly along the East line of said 1/4 1/4 187.00 feet; thence turn right 90° 00' and run Westerly 210.00 feet to the Northeast corner of the right of way of a Shelby County Roadway known as Mountainwood Lane and the point of beginning; thence turn right 90° 00' and run Northerly 30.00 feet; thence turn left 90° 00' and run Westerly 30.00 feet; thence turn left 90° 00' and run Southerly 30.00 feet to the Northwest corner of the right of way of said Mountainwood Lane; thence turn left 90° 00' and run Easterly 30.00 feet to the point of beginning.

Being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$260,231.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

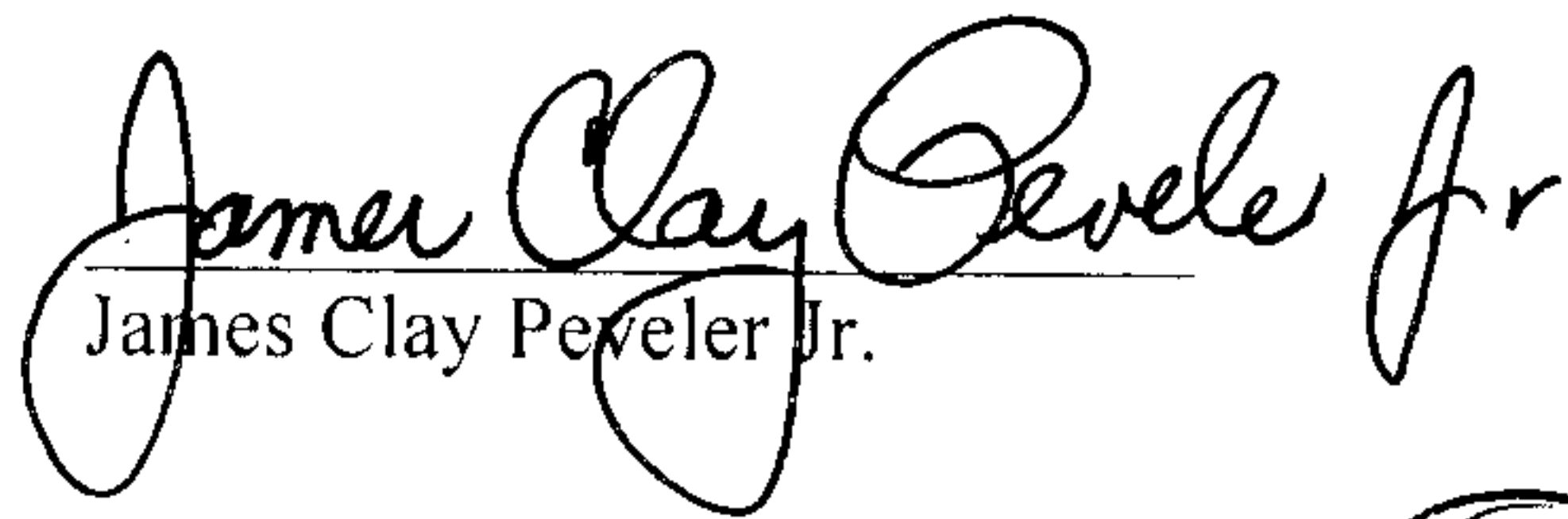


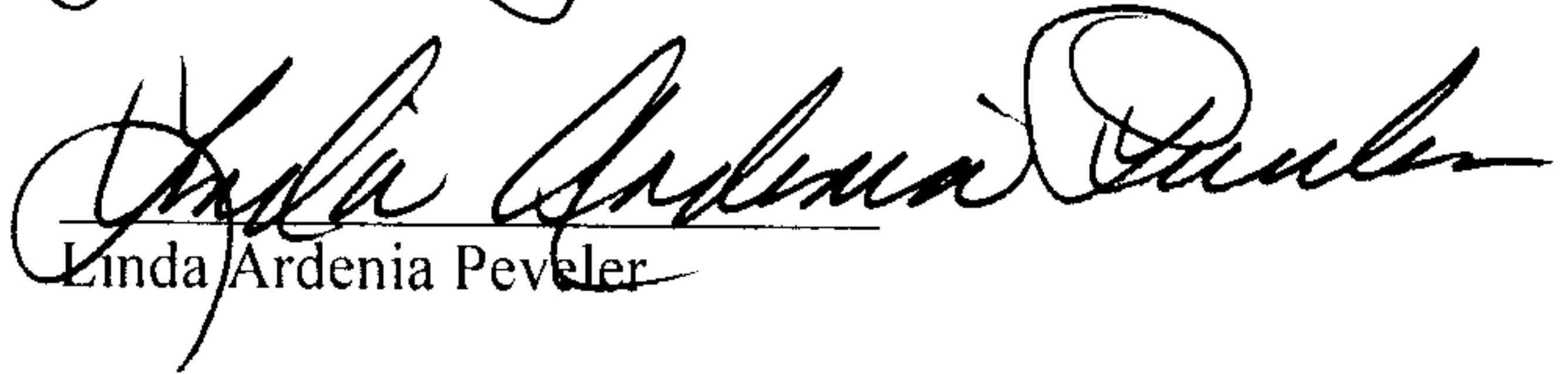
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TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors James Clay Peveler Jr. and Linda Ardenia Peveler have hereunto set their signatures and seals on May 31, 2011.


James Clay Peveler Jr.

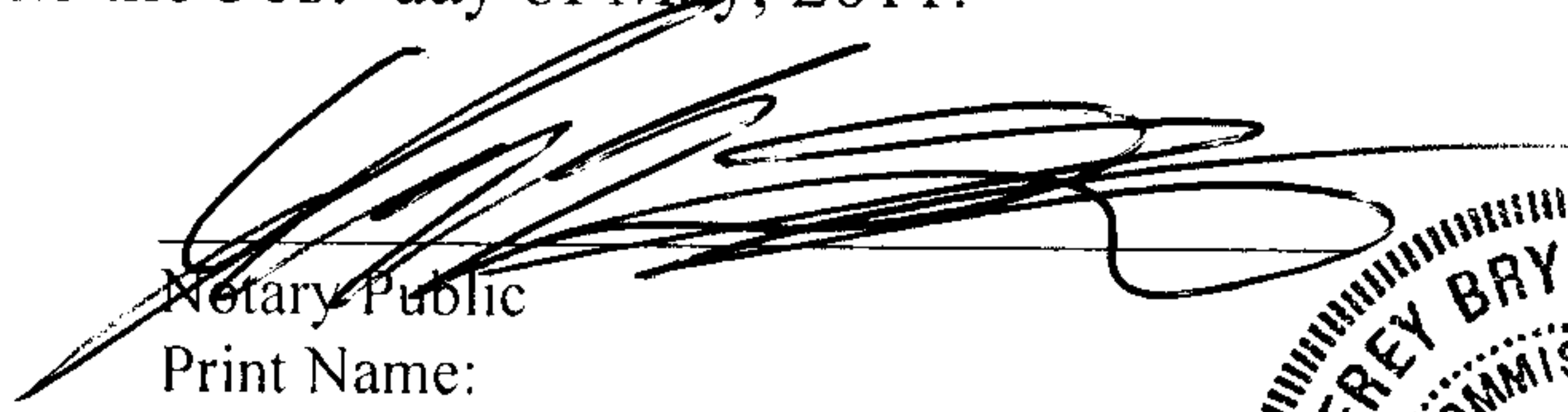

Linda Ardenia Peveler

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Clay Peveler Jr. and Linda Ardenia Peveler, Husband and Wife, whose names are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2011.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:

