

20110620000180830 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/20/2011 03:37:25 PM FILED/CERT

20110620000180640 1/1 \$44.00
Shelby Cnty Judge of Probate, AL
06/20/2011 02:52:25 PM FILED/CERT

Send tax notice to: Arthur T. Peterson, III, 1840 Sunnybrook Lane, Helena, AL. 35080

This instrument was prepared by Duell Hunt, LLC, 2803 Greystone Commercial Blvd.,
Birmingham, AL. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-eight thousand six hundred and no/100 (\$158,600.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Sara Y. Mullins, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Arthur T. Peterson, III and Joyce A. Peterson

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record

\$126,880.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

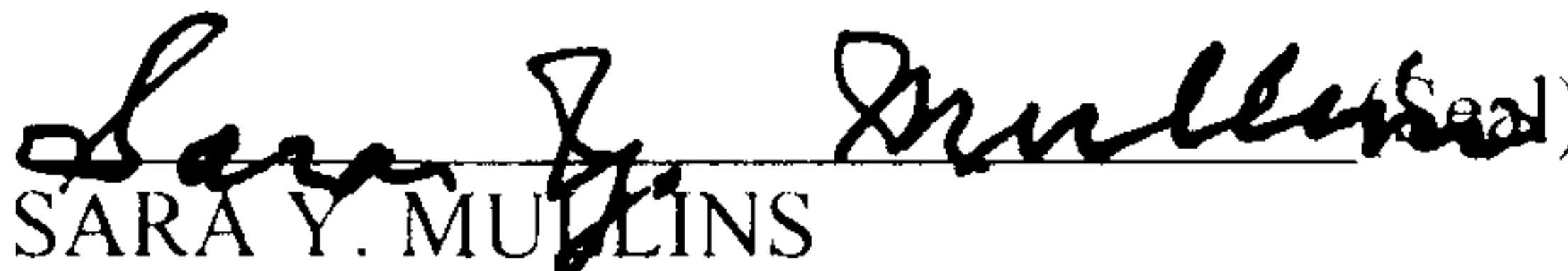
Grantor Sara Y. Mullins is the surviving Grantee of Deed recorded in Book 313, page 875; the other Grantee Charles D. Mullins having died on December 13, 2008.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 17th day of June, 2011.

Shelby County, AL 06/20/2011
State of Alabama
Deed Tax: \$32.00


SARA Y. MULLINS

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara Y. Mullins, an unmarried woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2011.

My commission expires:

11/5/2013

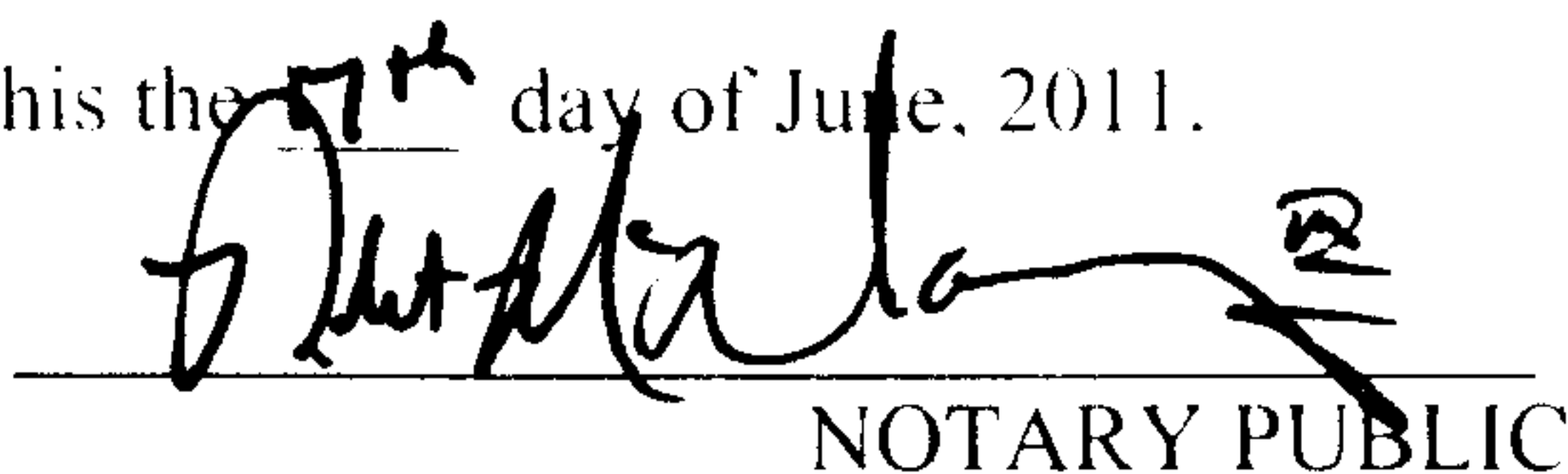


NOTARY PUBLIC

EXHIBIT A

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 115.00 FEET; THENCE TURN 90°00'00" RIGHT AND RUN NORTH, A DISTANCE OF 263.21 FEET TO A POINT ON THE NORTH AND EAST SIDE OF SUNNYBROOK LANE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, A DISTANCE OF 240.50 FEET; THENCE TURN 90°00'00" RIGHT AND RUN EASTERLY, A DISTANCE OF 152.00 FEET TO THE WEST BOUNDARY OF THE WATERS EDGE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WATER'S EDGE, A DISTANCE OF 290 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.


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