

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Anthony J. Peel and Debra T. Peel
129 Silverleaf Drive
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Anthony J. Peel and Debra T. Peel, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Anthony J. Peel and Debra T. Peel** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.


This instrument was prepared without the benefit of title.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of AUGUST, 2011.




Anthony J. Peel


Debra T. Peel

**STATE OF ALABAMA
COUNTY OF Shelby**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony J. Peel and Debra T. Peel, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of Aug, 2011.


20110809000233380 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
08/09/2011 11:29:45 AM FILED/CERT



Notary Public
My Commission Expires: January 18 2013

EXHIBIT "A"

Lot No. 2 according to the map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 13 and that part of Lot No. 3 of said Farris Estates described as follows:

Commencing at the NW corner of said Lot No. 3 and run thence Southerly along the West boundary of said Lot No. 3 a distance of 72.33 feet to a point; thence Easterly to SE corner of said Lot No. 3; thence Northerly along the East boundary of said Lot No. 3 a distance of 66.74 feet to the NE corner of said Lot No. 3; thence Westerly along the North boundary of said Lot No. 3 a distance of 116.04 feet to the point of beginning; said map of Farris Estates originally having been recorded at Page 9 of Map Book 4, in the Probate Office of Shelby County, Alabama, and subsequently having been moved or re-recorded at Page 13 of said Map Book 4.

LESS AND EXCEPT:

A part of Lot 2 according to the survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4, Page 13 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows:
Commencing at the Southeast corner of said lot; thence Northwesterly along the Northeast line of said lot, a distance of 120 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence S 66 degrees 00 minutes 11 seconds W, parallel with said centerline, a distance of 85 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to said centerline at Station 329+80; thence Southwesterly along a line, a distance of 50 feet, more or less, to a point on the present Northeast right-of-way line of Deborah Drive that is Northeasterly of and at right angles to the traverse of said drive at Station 10+80; thence Northwesterly along said present Northeast right-of-way line, a distance of 55 feet, more or less, to the present Southeast right-of-way line of Alabama Highway No. 25; thence Northeasterly along said present Southeast right-of-way line, a distance of 110 feet, more or less, to the Northeast line of said Lot 2; thence Southeasterly along said Northeast line, a distance of 10 feet, more or less, to the point of beginning.



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