

GENERAL WARRANTY DEED

State Of Alabama
County Of Shelby

20120103000002180 1/2 \$73.50
Shelby Cnty Judge of Probate, AL
01/03/2012 01:22:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Four Hundred Seventy Five Thousand dollars and Zero cents (\$475,000.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Kenneth M. Peeks and wife, Wendi L. Peeks** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Kevin M. Koziol** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$416,934.81 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Kenneth M. Peeks and Kenneth Michael Peeks are one and the same person.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 29th day of December, 2011.

X *Kenneth M. Peeks* (SEAL)
Kenneth M. Peeks

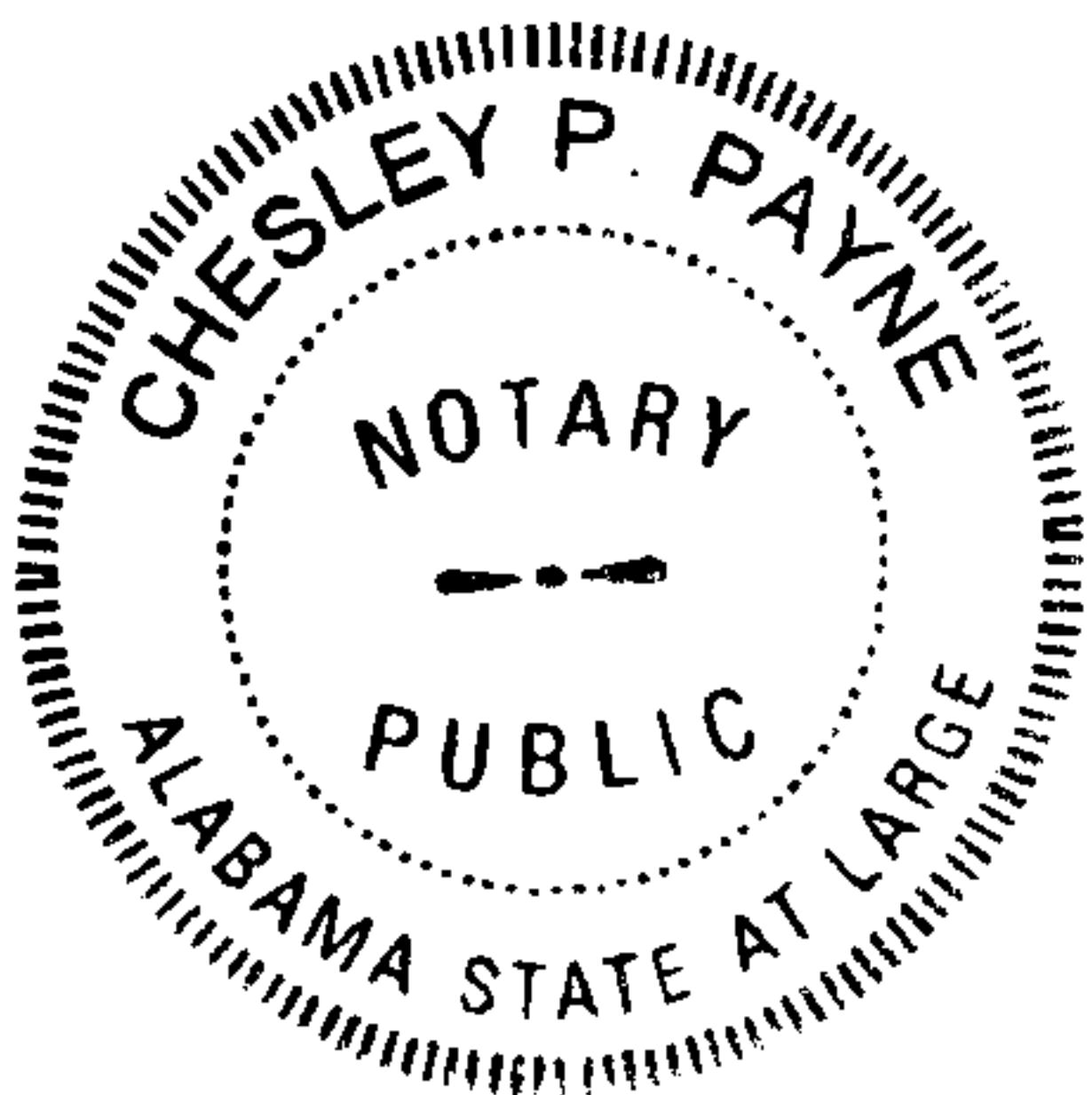
X *Wendi L. Peeks* (SEAL)
Wendi L. Peeks

Shelby County, AL 01/03/2012
State of Alabama
Deed Tax: \$58.50

STATE OF ALABAMA
SHELBY COUNTY

I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that Kenneth M. Peeks and wife, Wendi L. Peeks, 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 the conveyance they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2011.



Chesley P. Payne
Chesley P. Payne, Notary Public
My commission expires: 8/2/2015

EXHIBIT A

20120103000002180 2/2 \$73.50
Shelby Cnty Judge of Probate, AL
01/03/2012 01:22:29 PM FILED/CERT

Lot 2 of Riverbend Trail Estates, as recorded in Map Book 13, page 68, in the Office of the Judge of Probate of Shelby County, Alabama, as being situated in a part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 17; thence North 00 degrees 19 minutes 28 seconds West along the East line of said 1/4-1/4 section a distance of 73.00 feet; thence run North 25 degrees 25 minutes 37 seconds West for a distance of 513.86 feet; thence run North 46 degrees 16 minutes 57 seconds West a distance of 211.45 feet; thence run North 01 degrees 34 minutes 44 seconds West a distance of 156.69 feet to the point on a curve to the right and having a radius of 50.00 feet and a central angle of 27 degrees 02 minutes 35 seconds and an arc length of 23.60 feet; thence run South 80 degrees 02 minutes 55 seconds West along the chord of said curve a distance of 23.38 feet; thence leaving said curve run South 33 degrees 34 minutes 12 seconds West a distance of 305.02 feet; t hence run South 44 degrees 24 minutes 50 seconds East a distance of 814.31 feet to the point of beginning.

Also and together with a non-exclusive ingress and egress:

Commence at the Southwest corner of Lot 116 of Sandpiper Trail Subdivision Section II, as recorded in Map Book 12, page 45, in the Probate Office of Shelby County, Alabama; run thence North 43 degrees 29 minutes 48 seconds West a distance of 25.45 feet to the centerline of a 50.00 foot right of way, said right of way being Riverbend Trail, said point being the point of beginning, said point being on a curve to the right and having a central angle of 9 degrees 08 minutes 20 seconds and a radius of 379.50 feet; thence run Southwesterly along said curve an arc distance of 60.53 feet to the radius of a 50.00 foot cul de sac; said point being the point of ending.

All being situated in Shelby County, Alabama.