

This instrument prepared by:  
John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
John W Harper



20120420000136740 1/2 \$110.00  
Shelby Cnty Judge of Probate, AL  
04/20/2012 02:16:44 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ninety-Five Thousand And No/100 Dollars (\$95,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Julia Pegues, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John W Harper (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

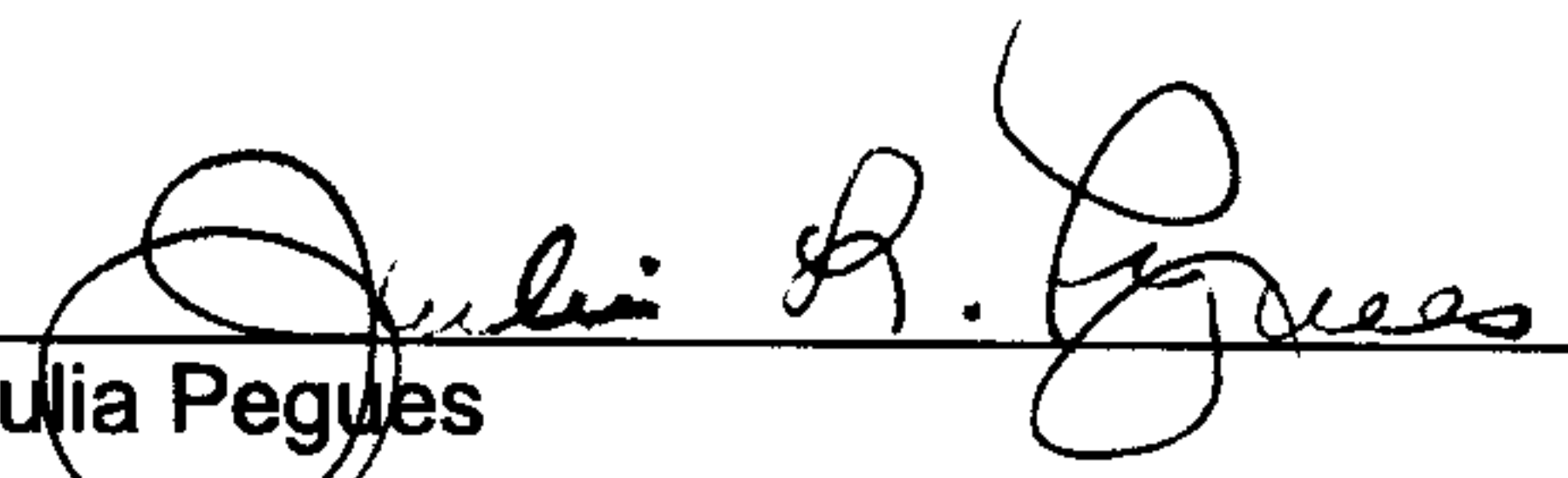
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Julia Pegues is the surviving grantee of the deed recorded in Instrument #1992-5436, Joseph R. Pegues having died on or about 6/22/2010.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 13, 2012.

  
Julia Pegues

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia Pegues, 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 on 16th day of April, 2012.

Notary Public  
Commission Expires:

JOHN HARWELL HENSON  
Notary Public, Alabama State At Large  
My Commission Expires Nov. 21, 2015

Shelby County, AL 04/20/2012  
State of Alabama  
Deed Tax: \$95.00



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## EXHIBIT "A"

A parcel of land located in the NW 1/4 of the NW 1/4, Section 36, and the NE 1/4 of NE 1/4, Section 35, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 35; thence run West along the North section line a distance of 165.63 feet; thence turn left 95°11'58" a distance of 700.37 feet to the Point of Beginning; thence turn right 15°17'55" a distance of 192.15 feet; thence turn left 101°01'32" a distance of 147.69 feet to the edge of Lay Lake; thence turn left 87°45'44" along said lake a distance of 13.0 feet; thence turn right 37°46'31" along said lake a distance of 58.91 feet; thence turn left 33°43'53" along said lake a distance of 54.44 feet; thence turn left 18°03'23" along said lake a distance of 36.83 feet; thence turn left 20°19'33" along said lake a distance of 57.92 feet; thence turn left 62°10'21" a distance of 117.32 feet to the Point of Beginning.

Also a 30 foot easement for the purpose of ingress and egress and utilities, between the above described and the public road; there exists a 15 foot easement along the Westerly side of the above described property. Less and except that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.