

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Christopher Shawn Douglas  
301 Shelby Forest Drive  
Chelsea, AL 35043

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **JANICE GAYLE PLANT PEEL**, of 910 Ebenezer Road, Brierfield, AL 35035, an unmarried woman, do grant, bargain, sell, and convey unto **Christopher Shawn Douglas**, a married man, of 301 Shelby Forest Drive, Chelsea, AL 35043 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

### Parcel I

A portion of Lot 7, Block 2, of the Map of Birmingham Junction, as recorded in deed book 14, page 239, in the probate office of Shelby County, Alabama, being more particularly described as follows: Begin at a point on the NE line of said Lot 7, block 2, 300 feet SE of the NE corner of said lot, which last mentioned corner is on the E boundary of the Norfolk Southern Railway right of way; thence run SW and parallel to the said Railway for 104 feet, 4 inches to Lot 8; thence run SE along the N side of Lot 8 300 feet; thence turn left and run NE and parallel to the said Railway 104 feet, 3 inches to the line between Lots 6 and 7; thence run NW along the S side of Lot 6 for 300 feet back to the point of beginning.

Less and except: Part of Lot 7, block 2, according to the map of Birmingham Junction, as recorded in deed book 14, pag3 239 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at a the intersection of the E right of way line of the Norfolk-Southern Railway and the NE line of said Lot 7, Block 2, Birmingham Junction, and run SE along the NE line of said Lot 7 450 feet to the point of beginning: Thence continue 150 feet; thence run SW and parallel to the NW line of said Lot 7 for 104.3 feet to intersection with the NE line of Lot 8 of said Birmingham Junction; thence run NW along said lot 8 for 150 feet; thence run NE 104.33 feet to the point of beginning.

Assigned ad valorem tax identification number 36 3 08 4 001 008.001.

Although this is a deed of gift, Parcel I is appraised at \$18,200 by the Shelby County Revenue Commissioner.

### **Parcel II**

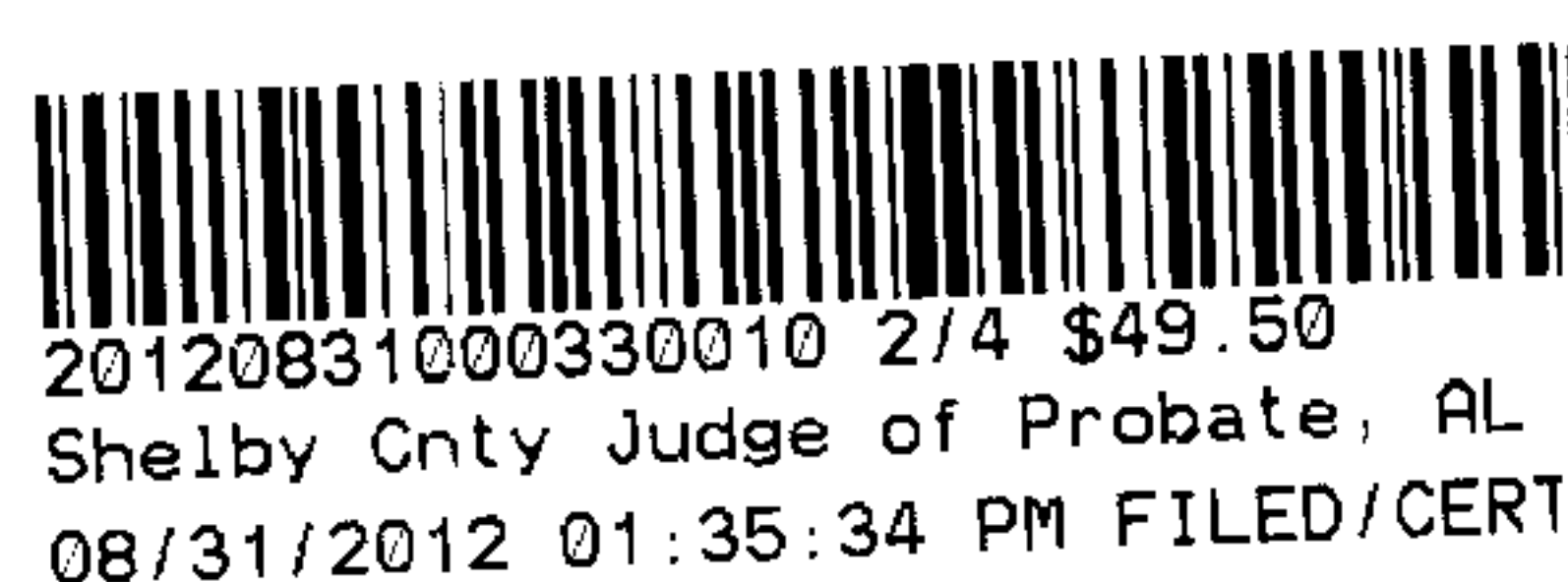
A lot in the Town of Wilton, Alabama, described as follows:

Beginning at a point on the S line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of §8, Twp 24N, R12E where the W line of the Montevallo-Wilton Highway (Alabama Highway 25) intersects the same, said point being 5 feet 8 inches W of the SE corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and run thence W along the S line of said 40 acres  $\pm$ 254 feet and 2 inches, to the E line of the Norfolk-Southern Railroad right of thence; thence run N 33°156'E along said Railroad right of way  $\pm$ 301.12 feet to the SW corner of the Harold B Moreland lot; run thence S 55°35'E along the line of said Moreland  $\pm$ 155.68 feet to the Freeman lot; run thence SW along the Freeman lot line  $\pm$ 102 feet to the W corner of the Freeman lot; run thence SE along the line of the Freeman lot  $\pm$ 101 feet to the Highway right of way; thence run SW along said Highway right of way  $\pm$ 75 feet to the point of beginning.

Being a part of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of §9, Twp 24N, R12E, being lots formerly known as the Hotel Lot", the "Store Lot" and a part of the lot formerly known as the "Cherry Lot" and being the brick building known as the B B Curry & Company Store Building, the land upon which said building is sitting, and all adjacent, adjoining, and contiguous lands thereto which were owned, claimed, or possessed by Jonnie Curry Fancher at the time of her death.

Assigned ad valorem tax identification number 36 3 08 1 000 049.000.

Although this is a deed of gift, Parcel II is appraised at \$9,940 by the Shelby County Revenue Commissioner.





Source of title: A warranty deed from Thomas Spencer Plant, personal representative, to grantor herein, executed 23 December 2002 and recorded on 27 December 2002 at certificate number 2002:1227000648880 (Parcel I) and 2002:1227000648890 (Parcel II) in the Shelby County Alabama Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

**JANICE GAYLE PLANT PEEL**, does for herself and for her administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **JANICE GAYLE PLANT PEEL**, have set my hand and seal, this 31 August 2012.

Witness:

Steve Sears

Janice Gayle Plant Peel (Seal)  
**JANICE GAYLE PLANT PEEL**

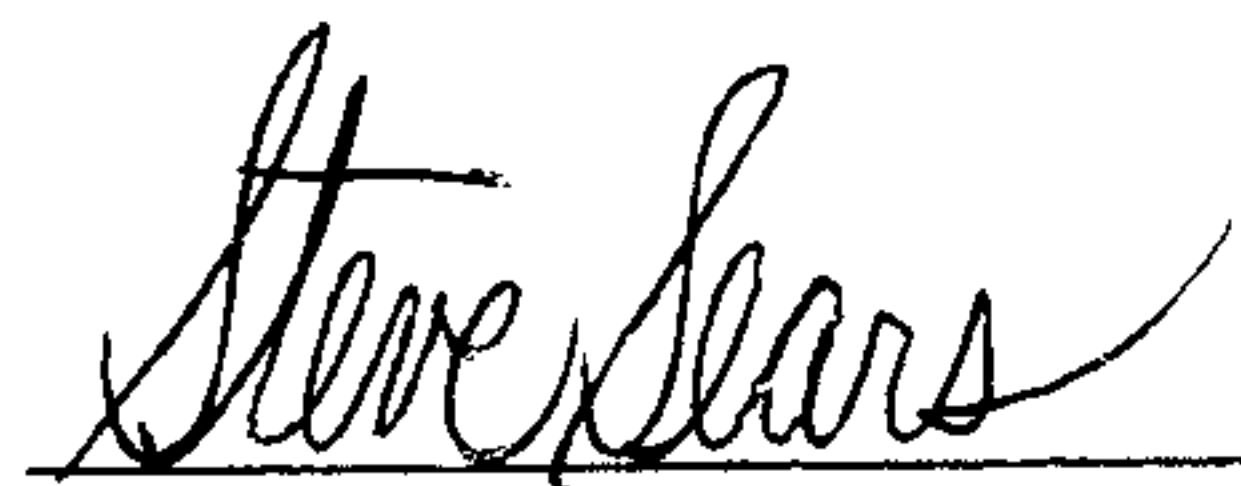


20120831000330010 3/4 \$49.50  
Shelby Cnty Judge of Probate, AL  
08/31/2012 01:35:34 PM FILED/CERT

State of Alabama)  
County of Shelby)


I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JANICE GAYLE PLANT PEEL**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 August 2012.



My commission expires 07 March 2014

Notary public



20120831000330010 4/4 \$49.50  
Shelby Cnty Judge of Probate, AL  
08/31/2012 01:35:34 PM FILED/CERT