



20150929000338970 1/1 \$210.50
Shelby Cnty Judge of Probate, AL
09/29/2015 09:19:21 AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Luke Peters
Sherrie Peters
6585 County Road 86
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Six Thousand Five Hundred and 00/100 Dollars (\$196,500.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Samuel K. Deakle** and wife, **Melissa L. Deakle**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Luke Peters and Sherrie Peters** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the SE corner of Section 16, Township 22 South, Range 1 West and run West along the South line thereof 1103.57 feet to the West right of way line of Shelby County Highway #86; thence 117 degrees 29 minutes 14 seconds right and run North along said line 1017.89 feet to the North and Westerly right of way line of said County Highway and Louisville and Nashville Railroad, and the point of beginning; thence continue along last described course 290.15 feet to the South right of way line of Shelby County Highway #42; thence 100 degrees 32 minutes 23 seconds left and run along said right of way line 466.86 feet; thence 88 degrees 27 minutes 17 seconds left and run 378.44 feet to the North right of way line of said railroad; thence 98 degrees 32 minutes 20 seconds left and run 479.51 feet to the point of beginning. According to the Survey of Thomas E. Simmons LS @#12945 dated November 18, 1988. Situated in Shelby County, Alabama.

\$190,605.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

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 the 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seals, this September 14, 2015.

Samuel K. Deakle

Melissa L. Deakle

Shelby County, AL 09/29/2015
State of Alabama
Deed Tax: \$196.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Samuel K. Deakle and wife, Melissa L. Deakle whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 14, 2015.

My Commission Expires: 7/26/16
Grantor's Address:
5572 Heath Row Dr., Birmingham, AL 35242
Property Address:
6585 County Raod 86, Calera, AL 35040

Notary Public

