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TITLE NOT EXAMINED

2327

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) M. Kathy Peterson
(Address) 5000 Cahaba Valley Trace
Birmingham, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and no/100's-(\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, R. Dale Peterson and wife, M. Kathy Peterson

(herein referred to as grantors) do grant, bargain, sell and convey unto

M. Kathy Peterson, a married woman

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 19 South, Range 2 West, and run North along the West line of same 224.55 feet; thence left 51 deg. 41 min. 30 sec. and run Northwesterly 42.44 feet; thence left 87 deg. 14 min. 30 sec. and run Southwesterly 330.74 feet; thence left 87 deg. 51 min. and run Southeasterly 196.86 feet to the point of beginning of herein described tract; thence left 90 deg. and run Northeasterly 425.01 feet; thence right 90 deg. and run Southeasterly 1091.17 feet to a point on the Northwesterly right of way of Shelby County Road #14; thence right 107 deg. 19 min. and run Southwesterly along said right of way 445.19 feet; thence right 72 deg. 41 min. and run Northwesterly 958.66 feet to the point of beginning; being situated in Shelby County, Alabama.

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

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24rd day of June, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED:

1987 JUL 30 PM 3:37

Deed tax 50
Recd 2.50
1.00
400

R. Dale Peterson (Seal)

M. Kathy Peterson (Seal)

STATE OF ALABAMA
Shelby COUNTY }
Notary Public

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Dale Peterson and wife M. Kathy Peterson whose name 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 on the day the same bears date.

Given under my hand and official seal this 24rd day of June A.D., 19 87

3/9/91
Lange, Simpson My Commission Expires:

Notary Public

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