


Send Tax Notice To:  
Bettye B. Peters  
68 Burnham Street  
Birmingham, Alabama 35242

  
20050201000049090 Pg 1/1 351.00  
Shelby Cnty Judge of Probate, AL  
02/01/2005 12:57:00 FILED/CERTIFIED

*This instrument was prepared by:*  
James W. Fuhrmeister  
✓ ALLISON, MAY, ALVIS, FUHRMEISTER,  
KIMBROUGH & SHARP, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

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**WARRANTY DEED**

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STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )           **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Three Hundred Forty Thousand and 00/100 (\$340,000.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Roy Richmond Counts and Stephanie E. Counts, husband and wife**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Bettye B. Peters, an unmarried woman**, (herein referred to as Grantees, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:



***Lot 12-02, Block 12, according to the Survey of Mt. Laurel-Phase II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.***

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

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, personal representatives 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 I will and my heirs, executors, personal representatives and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

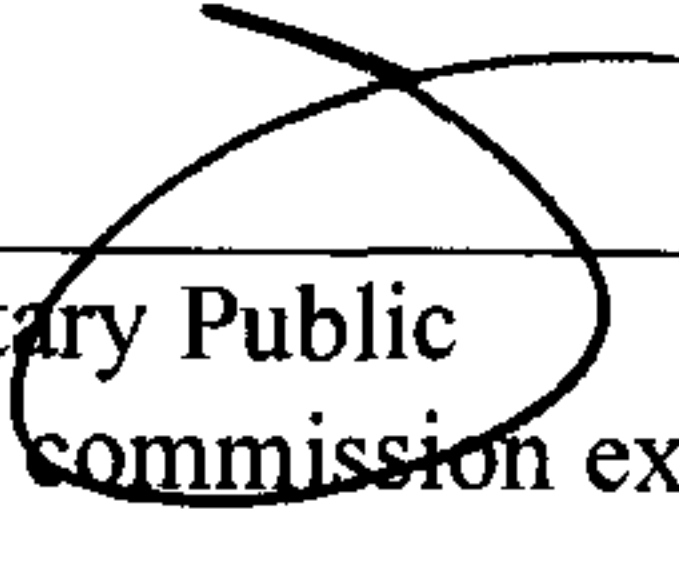
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of January, 2005.

  
\_\_\_\_\_  
Roy Richmond Counts  
  
\_\_\_\_\_  
Stephanie E. Counts

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roy Richmond Counts and Stephanie E. Counts, husband and wife, 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 on the date the same bears date.

Given under my hand and official seal, this 28th day of January, 2005.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 5/21/07