

Send tax notice to: Jane Roberts, 627 Cahaba Manor Trail, Pelham, Al.

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney

(Address) 400 Woodward Bldg., Birmingham, Al.
35203



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 12421 • PHONE 12931-328-6020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen thousand five hundred and no/100 (\$16,500.00) Dollars
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Wallace E. Peterson and his wife, Rachel Peterson

(herein referred to as grantor, whether one or more). grant, bargain, sell and convey unto

Jane Ann Roberts

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit: *

Lot 4, and the East 5 feet of Lot 3, according to the survey of Cahaba Manor
Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the
Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage executed by Manning T. Jeter, III and wife, Cheree B.
Jeter to Collateral Investment Company, and recorded in Mortgage Book 378,
Page 624 and transferred and assigned to Federal National Mortgage Association,
by instrument recorded in Book 25, Page 595 which Grantees agree to assume
and pay.



19810311000027780 Pg 1/1 .00

Shelby Cnty Judge of Probate, AL

03/11/1981 00:00:00 FILED/CERTIFIED

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated 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 said grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th
day of March, 1981...

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

1981 MAR 11 AM 8:28 (SEAL)

Wallace E. Peterson (SEAL)
WALLACE E. PETERSON

Thomas A. Snowden, Jr. (SEAL)
JUDGE OF PROBATE

Rachel Peterson (SEAL)
RACHEL PETERSON

Deed 16.50
Rec. 1.50
Ind. 1.00
19.00 (SEAL)

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Wallace E. Peterson and his wife, Rachel Peterson

whose name(s) 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 6th day of March, A.D. 1981

James R. Moncus, Jr.
Attorney at Law

[Signature]
Notary Public