

This instrument was prepared by

(Name) Michael Bolin

(Address) 623 Frank Nelson Building Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS

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

William P. Turnipseed and wife Diana C. Turnipseed and Horace Walker Peerson and wife, Marie G. Peerson

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

Robert Paul Cater and Larry J. DePiano and wife, Margaret B. DePiano

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

Lot 2 according to the amended map of Second Addition to Riverchase Country Club as recorded in Map Book 7, page 121, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1982.

10 foot easement on rear as shown by recorded map.

Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Co. recorded in Mis. Vol. 23, page 626, in said Probate Office.

Restrictions recorded in Misc. Vol. 22, page 762; Misc. Vol. 14, page 536; Misc. Vol. 17, page 550 and Misc. Vol. 19, page 633, in said Probate Office.

Easement to Riverchase Sewer Service recorded in Misc. Vol. 16, page 989 in said Probate Office.

One-half undivided interest to said property is conveyed to Robert Paul Cater. One-half undivided interest to said property is conveyed to Larry J. DePiano and wife, Margaret B. DePiano.

\$112,500.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD to the said grantees, 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 12th day of January, 1982.

William P. Turnipseed

William P. Turnipseed

Diana C. Turnipseed

STATE OF ALABAMA, SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

1982 JAN 19 AM 10:09

Horace Walker Peerson

Horace Walker Peerson

Marie G. Peerson

Marie G. Peerson

Deed 12-50 (Seal)

Rec. 3.00

Ind. 1.00

16.50

General Acknowledgment

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Turnipseed & wife, Diana C. Turnipseed and Horace Walker Peerson & wife, Marie G. Peerson 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 12th day of January, A. D., 1982.

Notary Public

Jackson Co.