

This instrument was prepared by
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Stephen Blair Peters
name
1461 Secretariat Drive
address
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

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

That in consideration of One Hundred Thirteen Thousand Five Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ricky Douglas, dba Douglas Builders
(herein referred to as grantors) do grant, bargain, sell and convey unto

Stephen Blair Peters and Joanne Byelick Peters
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 33, according to the Survey of Dearing Downs, Sixth Addition, Phase II, as recorded in Map Book 11, page 31 in the Probate Office of Shelby County, Alabama.

BOOK 198 PAGE 682

Subject to current taxes, easements, restrictions, mineral and mining rights, and rights of way of record.

\$100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, I have hereunto set my hand(s) and seal(s), this 5th day of August, 19 88.

WITNESS: STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
88 AUG 10 AM 10:19
Judge of Probate
1. Dead Tax \$ 1350
2. Mtg. Tax (Seal) _____
3. Recording Fee 250
Indexing (Seal) 100
TOTAL (Seal) 1700
Ricky Douglas (Seal)
Ricky Douglas dba Douglas Builders (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 _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August A. D., 1988
[Signature]
Notary Public.