

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To: Betty H. Peters
6267 Highway 119
Montevallo, Alabama 35051

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1994-19876

06/22/1994-19876
01:49 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 62.00

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Fifty Thousand Dollars and 00/100 (\$50,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **John R. Harper and wife, Bertie S. Harper**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Betty H. Peters, a married woman** (herein referred to as Grantees, whether one or more) as joint tenants, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 20, according to the survey of Monte Verde as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Said property does not constitute the homestead of any married grantor herein.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, 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 we will and 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 and seal, this 17 day of

May, 1993.

John R. Harper
Grantor John R. Harper

Bertie S. Harper
Grantor - Bertie S. Harper

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John R. Harper and wife, Bertie S. Harper, 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 the 17 day of May, 1993.

Kimberly M. Melton
Notary Public

My commission expires: 3-5-95

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