

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

DEBORAH PEEPLES
1053 THOMPSON ROAD
ALABASTER, AL 35007

Inst. # 1996-37122

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY TWO THOUSAND NINE HUNDRED and 00/100 (\$82,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, CHARLES W. STEWART, JR. and MELINDA P. STEWART, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEBORAH PEEPLES, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, BLOCK 2, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35 foot building line as shown on recorded map.
3. 10 foot easement on rear of lot as shown on recorded map.
4. Restrictions and covenants appearing of record in Misc. Volume 14, Page 23 and Misc. Volume 14, Page 475.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 14, Page 769.
6. Right-of-way granted to Alabama Power Company recorded in Volume 299, Page 120.

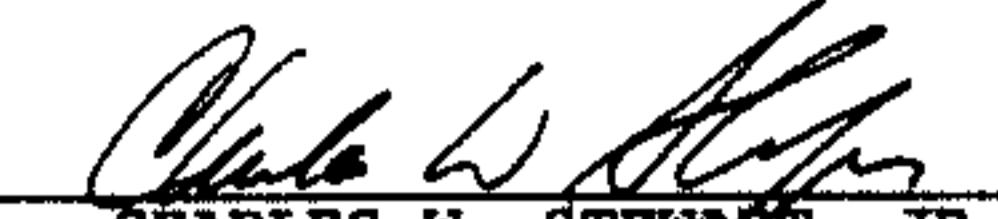
\$82,758.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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 GRANTEEES, 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 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

03:01 PM CERTIFIED
11/07/1996-37122
SHELBY COUNTY JUDGE OF PROBATE
002 MCQ

IN WITNESS WHEREOF, the said GRANTORS, CHARLES W. STEWART, JR. and MELINDA P. STEWART, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 5th day of November, 1996.


CHARLES W. STEWART, JR.


MELINDA P. STEWART

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES W. STEWART, JR., MELINDA P. STEWART whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 5TH day of NOVEMBER, 1996.


Notary Public

My commission expires: 5-0-00

Inst # 1996-37122

11/07/1996-37122
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50