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Inst # 1996-40082

(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

SEND TAX NOTICE TO:

DOUGLAS O. KELLEY
3020 RIVERWOOD TERRACE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

12/05/1996-40082
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 33.50

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$87,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEPHEN BLAIR PETERS AND MARIKA S. PETERS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DOUGLAS O. KELLEY, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT F, BLOCK 9, ACCORDING TO THE AMENDED MAP OF RIVERWOOD, 7TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED 1/106 INTEREST IN THE COMMON AREA FOR EACH LOT, AS SET FORTH IN DECLARATION RECORDED IN MISC. BOOK 39, PAGE 880.

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. Easement over the Northerly 10 feet; Southerly 5 feet; and 20 feet through center of parking lot of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 25 foot building restriction line from Riverwood Terrace as shown on recorded map.
4. Right-of-Way granted Alabama Power Company recorded Real Volume 37, Page 243; Real Volume 34, Page 819; Volume 220, Page 43; Volume 226, Page 741; Volume 247, Page 422; and Volume 279, Page 387.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 327, Page 906.
6. Rights of owners of property adjoining subject property in and to the joint or common rights in building situated on said lots, including but not limited to roof, foundation, party walls, walkway, and entrance.
7. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 34, Page 822.
8. Terms, protective covenants, restrictions, easements, rights

and liens as shown by Misc. Book 39, Page 880.

9. Right of way granted South Central Bell Telephone Company recorded in Volume 277, Page 219 and Volume 277, Page 242.

\$65,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS, STEPHEN BLAIR PETERS AND MARIKA S. PETERS, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of November, 1996.


STEPHEN BLAIR PETERS


MARIKA S. PETERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEPHEN BLAIR PETERS AND MARIKA S. PETERS, 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 27TH day of NOVEMBER, 1996.


Notary Public

My commission expires: 8/22/2000

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