

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

William H. Halbrooks
(Name)
704 Independence Plaza
Birmingham, Alabama 35209
(Address)

Send Tax Notice To:

Thomas E. Peterson, III
(Name)
5444 Sunrise Drive
Birmingham, Alabama 35242
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of One Hundred Sixty Thousand, Two Hundred Twenty-Five & no/100----- Dollars
(\$160,225.00)

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

Steven D. Calloway and wife, Nancy J. Calloway

(herein referred to as grantors) do, grant, bargain, sell and convey unto
Thomas E. Peterson, III and Tracy Owen Peterson

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama; to-wit:

Lot 25, according to the Survey of Sunny Meadows, 3rd Sector, as recorded
in Map Book 9, Page 91 A & B, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 152,200.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-17744

06/06/1997-17744
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.00

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

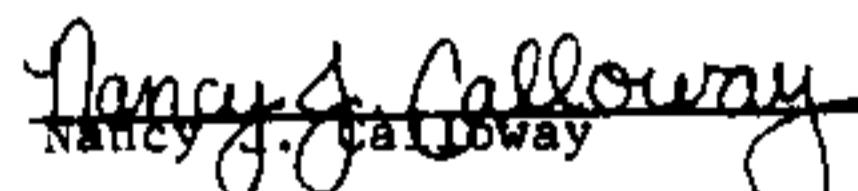
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of
May 19 97

(Seal)


Steven D. Calloway

(Seal)

(Seal)


Nancy J. Calloway

(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Steven D. Calloway and Nancy J. Calloway, whose name(s) 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 day the same bears date.

Given under my hand and official seal, this the 28th day of May 19 97.

Notary Public William H. Halbrooks

