

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Eric R. Pedersen

name

2225 Williamsburg Drive

address

Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED AND NO/100⁰⁰-----
-----DOLLARS (\$105,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Gay Bowen Palmer and husband, Jeffrey Scott Palmer

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eric R. Pedersen, Unmarried

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 16, according to the Survey of Chanda Terrace, 1st Sector, as recorded in
Map Book 9, page 100, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997.

Subject to restrictions or covenants, easements, agreement with Alabama Power
Company, and right of way to Alabama Power Company, of record.

Grantors make no warranty of title as to mineral and mining rights.

Gay Bowen Palmer is one and the same as Gay Bowen, grantee in deed recorded in
Real 88, page 730.

\$ 84,400.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1997-30228

09/19/1997-30228
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 30.00

TO HAVE AND HOLD to the said grantee, 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,
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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 17th
day of September, 19 97

Gay Bowen Palmer (Seal)
Gay Bowen Palmer
Jeffrey Scott Palmer (Seal)
Jeffrey Scott Palmer
(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Gay Bowen Palmer and husband, Jeffrey Scott Palmer
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 hands and official seal this 17th day of September A.D., 19 97

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

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