

This instrument was prepared by:  
Hubert E. Rawson, Jr.  
2204 Lakeshore Drive, Suite 130  
Birmingham, Alabama 35209

Warranty Deed

State of Alabama  
Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Fifty Nine thousand Nine Hundred Dollars and no/100 (\$159,900.00) and other good and valuable consideration

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

BETTYE B. PETERS, Widow

(herein referred to as grantors) does grant, bargain, sell and convey unto

MARY T. PATE

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 35, BLOCK 1, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

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

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for 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 aforesaid; that we will any 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, I have hereunto set my hand and seal this 30th, day of April, 1998.

  
BETTYE B. PETERS

STATE OF ALABAMA  
JEFFERSON County

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Bettye B. Peters, Widow, whose names is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 30th day of April, 1998.

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MAY 6, 2001

Inst # 1998-15905

05/01/1998-15905  
01:36 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 168.50

Inst # 1998-15905