

#1000

Send Tax Notice To:

This instrument was prepared by

Thomas J. Spina  
 (Name)  
 1330 21st Way South  
 Birmingham, AL 35205  
 (Address)

Helen Peterson  
 (Name)  
 3633 Oakdale Road  
 Birmingham, Alabama 35223  
 (Address)

1598-16302

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) Dollars

and other good and valuable consideration to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Derek A. Peterson, a single man, and Helen S. Peterson, a married woman

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Helen S. Peterson

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

Lot C, Block 18, according to the Amended Survey of Riverwood, Fourth Sector as recorded in Map Book 8, Page 136, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, Page 880.

SUBJECT TO: (1) All easements, restrictions, covenants, rights-of-way, building lines, limitations and agreements as same are filed of record in the Probate Office of Shelby County, Alabama.

Also subject to that certain mortgage from Derek A. Peterson, a single man, and Helen S. Peterson, a married woman, to First Commercial Bank, dated August 22, 1997.

The above described property does not constitute the homestead of the grantor, Helen S. Peterson.

At the request of the parties, this instrument was prepared without the benefit of title insurance, and the preparer makes no warranties as to the condition of the title to the above described property.

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

And (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we (we are) lawfully seized in fee simple of 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 as aforesaid; that (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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1 day of

MAY 19 98

(Seal)

(Seal)

(Seal)

Derek A. Peterson (Seal)

Helen S. Peterson (Seal)

05/05/1998 16302  
 0212 PM CLK 11-1111  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 SMA 12.00

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 Derek A. Peterson, a single man, whose name(s) 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,  
he executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal, this the 1 day of May 19 98

[Signature]  
Notary Public

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF \_\_\_\_\_

Recording Fee \$

Deed tax \$

Inst # 1998-1630P  
05/05/1998-16302  
02:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 12.00

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby  
certify that Helen S. Peterson, a married woman, whose name 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, this the 4th day of May,  
1998.

[Signature]  
Notary Public

This Form Furnished by

**LAND TITLE COMPANY OF ALABAMA**  
600 20th Street North  
Birmingham, Alabama 35203-2601  
(205) 251-2871