

## Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly(Name) 2491 Pelham Parkway  
Pelham, AL 35124

(Address)

Joseph M. Peterson(Name) 248 Twin Oaks Way  
Chelsea, AL 35043

(Address)

WARRANTY DEEDSTATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Five Thousand and no/100----- Dollars

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

Larry Kent d/b/a Larry Kent Building Company

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

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 121,500.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day ofAugust, 19 98.

(Seal)



(Seal)

Larry Kent d/b/a Larry Kent Building Company

(Seal)

(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

## General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Company, 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 25th day of August, 19 98.  
Notary Public

Inst # 1998-35012

09/08/1998-35012  
11:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL

8-29-02

EXHIBIT "A"

Lot 31, according to the Survey of Twin Oaks, as recorded in Map Book 22,  
Page 108, in the Probate Office of Shelby County, Alabama.

Inst # 1998-35012

09/08/1998-35012  
11:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 24.50