

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Ann S. Bradford
1882 Smyer Lake Road
Leeds, AL 35094

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Herbert W. Peterson As Trustee under the Last Will and Testament of Agnes H. Peterson**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Ann S. Bradford** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 32, and a triangular area of land lying southwesterly and adjacent to said Lot 32, more particularly described as follows:

Begin at the SW corner of said Lot 32, run thence in a southwesterly direction for a distance of 71 feet, more or less, to an iron pin; run thence in a northerly direction to the Northwestern corner of said Lot 32; run thence along the Southwest line of Lot 32 to the point of beginning, according to Map of Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

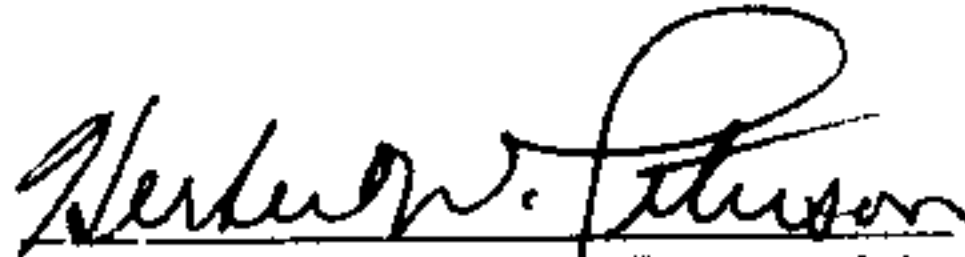
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$200,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

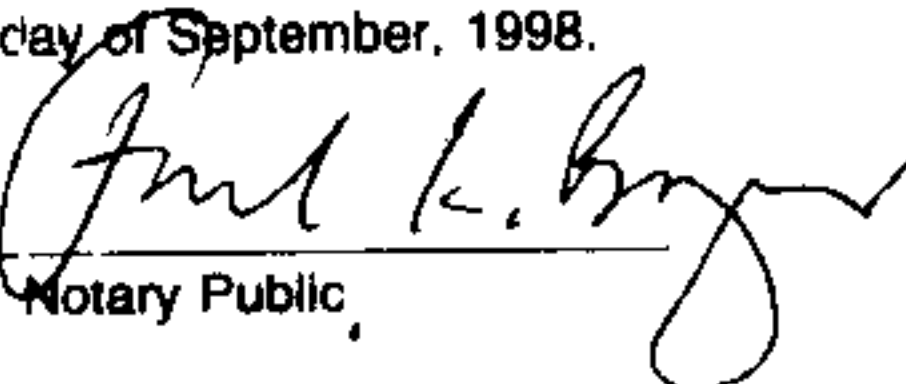
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of September, 1998.


Herbert W. Peterson As Trustee of the
Agnes H. Peterson Estate

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Herbert W. Peterson, as Trustee of the Estate of Agnes H. Peterson, Deceased**, 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, he, in his capacity as Trustee of the Estate of Agnes H. Peterson, Deceased, and with full authority executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: 11/20/2000

Inst # 1998-40504

10/16/1998-40504
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50