

This instrument was prepared by

Send Tax Notice To:

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

(Address)

Darryl A. Peterson(Name) 112 Woodcrest Circle
Chelsea, AL 35043

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Nine Thousand and no/100----- Dollars

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

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

Darryl A. 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.

\$ 130,000.00 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 2nd day ofNovember, 19 98.

(Seal)

Larry Kent d/b/a Larry Kent Building Company

(Seal)

(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 the 2nd day of November, 19 98.

Notary Public

829-08

Inst # 1998-45889

11/18/1998-45889
02:39 PM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
002 986 30.00

EXHIBIT "A"

Lot 12, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23 page 160 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Inst # 1998-45889

11/18/1998-45889
02:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 30.00