Send Tax Notice To: Charles W. Tuttle 120 Meadow View Circle Pelham, Alabama 35124 This instrument was prepared by: James W. Fuhrmeister Allison, May, Alvis, Fuhrmeister & Kimbrough, L.L.C. P. O. Box 380275 Birmingham, AL 35238

## Warranty Deed

STATE OF ALABAMA	)	KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY	) .	

THAT IN CONSIDERATION OF One Hundred Thirty Four Thousand Four Hundred Dollars and 00/100 (\$134,400.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, MELVIN M. PETERSON 1990 REVOCABLE TRUST (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto CHARLES W. TUTTLE, a Single Man, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

Lot 11, according to the Survey of Ivy Brook, Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

## Subject to:

- General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
- Restrictions as shown on recorded map.
- 30 foot building line.
- 15 foot easement on the rear of lot.
- Restrictions and covenants appearing of record in Inst. #1994-6173 and Inst. #1994-29750.

NOTE: \$120,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple."
forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that 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 I will and my 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 \_\_\_\_\_\_day of

Melvin M. Peterson 1990 Revocable Trust

By: Melvin M. Peterson, Trustee

## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melvin M. Peterson, whose name as Trust of Melvin M. Peterson 1990 Revocable Trust, a trust, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said trust.

• Given under my hand and official seal, this the 30

\_day of <u>Septem</u>

Notary Public

My Commission Expires: 07-26-03

 $t_{n=1}$  # 1999-41023

10/01/1999-41023

O2:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CJi 25.50

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