

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

CONSIDERATION OF \$420,000.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a corporation (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

JASON W. PETERS AND STEPHANIE M. PETERS, HUSBAND AND WIFE

(herein referred to as GRANTEE), _____ heirs and assigns,

\$399,000.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 78, according to the Survey of the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 3, as recorded in Map Book 23, page 71, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4120 Milners Lane, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, _____ heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, _____ heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, _____ heirs and assigns, and that it will warrant and defend the premises to the said GRANTEE, _____ heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, National Residential Nominee Services Inc., a corporation, has caused this instrument to be executed in its name and on its behalf by Terri L. Warfield as its Vice President, on this 11 day of November, 2003.

National Residential Nominee Services Inc.

By: *Terri L. Warfield*

Printed Name: Terri L. Warfield

Title: Vice President

403981

Jason W. Peters
728 Kendall Dr.
Vestavia AL 35226



20040106000010180 Pg 1/2 35.00
Shelby Cnty Judge of Probate, AL
01/06/2004 15:20:00 FILED/CERTIFIED

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS CITY

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20040106000010180 Pg 2/2 35.00
Shelby Cnty Judge of Probate, AL
01/06/2004 15:20:00 FILED/CERTIFIED

I, Tammy S. Harmon, a Notary Public in and for said County and State, do hereby certify that Terri L. Warfield, whose name as Vice President of National Residential Nominee Services Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of November, 2003.

(Notarial Stamp or Seal)

TAMMY S HARMON
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS CITY
MY COMMISSION EXP. APR. 29, 2006

Tammy S. Harmon
Notary Public

My commission expires: April 29, 2006

This document prepared by: Tammy Harmon, Title Specialist, 211 N. Broadway, Suite 2270, St. Louis, MO 63102