

SEND TAX NOTICE TO:
Melanie P. Piemons
4618 Lake Valley Drive
Birmingham, AL 35244

This instrument was prepared by
Frank Steele Jones
SEXTON & JONES, P.C.
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of One Hundred Fifty Four Thousand and No/100 Dollars (\$154,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, John I. Wood, Jr., and wife Sharon L. Wood (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto Melanie P. Piemons, and husband James E. Ostrosky (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 41-A, according to the Survey of Southlake Townhomes, Second Addition, being a resurvey of Lots 21 thru 43 and a part of 44, Southlake Townhomes, as recorded in Map Book 13, page 66, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 1998, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$215,815.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint owners with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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, we have hereunto set our hands and seals, this 19th day of October, 1998.

John I. Wood, Jr. (Seal)

John I. Wood, Jr.

Sharon L. Wood (Seal)

Sharon L. Wood

STATE OF ALABAMA)
) General Acknowledgment
JEFFERSON COUNTY)

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that John I. Wood, Jr., and wife Sharon L. Wood, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this 19th day of October, 1998.

Frank Steele Jones

Notary Public
My Commission Expires: 3/14/99

ATTY FILE NO#: 98-1834-1
LOAN NO#: 9196395

Inst # 1998-42165

10/28/1998-42165
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00