

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTEEN THOUSAND DOLLARS & 00/100 (\$113,000.00) to the undersigned grantor, OSBORN ENTERPRISES, INC. a corporation, (hereinafter referred to as GRANTOR does by these presents, grant, bargain, sell and convey unto RONALD A. STUNDA and SYLVIA D. STUNDA, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 17, in Block 4, according to the Amended Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C and D, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$65,000.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President Gary Osborn, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of March, 1984.

ATTEST:

OSBORN ENTERPRISES, INC.


GARY OSBORN, PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GARY OSBORN President of OSBORN ENTERPRISES, INC., a corporation, 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 corporation, Given under my hand and official seal this the 19th day of March, 1984.

My Commission Expires:

8-27-86


Notary Public

THIS INSTRUMENT WAS PREPARED BY
✓ J. DAN TAYLOR/SMYER, WHITE,
TAYLOR, EVANS, & PUTT
2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
Ronald Stunda
5528 Afton Drive
Birmingham, AL 35243

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAR 21 AM 9:09
M-1445-333

NOTARY PUBLIC

Deed TAX 48.00
Fee 1.50
Fund 1.00
50.50