

This instrument was prepared by:  
(Name) FIRST Real Estate  
(Address) P.O. Box 9  
Pelham, Al. 35124

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**  
Shelby **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Eight Thousand and No/100 ----- (\$28,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Steve A. Milano and wife Susan J. Milano  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J.E.Bishop Homes, Inc.  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 15 according to the survey of Valley Brook, Phase I as recorded in Map Book 10, Page 56 in the Probate Office of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, setback lines, right-of-ways, limitations, if any of record.

Mineral and mining rights excepted.

BOOK 115 PAGE 98

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th  
day of December, 19 86

Deed TAX 28.00  
Rec 2.50  
Jud 1.00  
37.50 1987 FEB 16 AM 8:01  
I CERTIFY THIS INSTRUMENT WAS FILED

Steve A. Milano (Seal)  
Susan J. Milano (Seal)  
\_\_\_\_\_  
(Seal)

Thomas A. Henderson, Jr.  
JUDGE OF PROBATE  
**STATE OF ALABAMA**  
Shelby **County** } **General Acknowledgment**

I, Undersigned a Notary Public in and for said County,  
in said State, hereby certify that Steve A. Milano and wife Susan J. Milano

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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of December, 19 86

HE [REDACTED] [REDACTED]  
[REDACTED] Thompson D. Johnston  
Notary Public [REDACTED] Commission [REDACTED] 7/2/89