

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P.O. Box 119Montevallo AL 35115Send Tax Notice to: Donald Y. Stonicher(Name) Jean O. Stonicher(Address) 130 Mission Circle Se
Montevallo AL 35115**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of **THIRTY SEVEN THOUSAND FIVE HUNDRED and 00/100---(\$37,500.00)---DOLLARS**to the undersigned grantor, **Merchants & Planters Bank** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto**DONALD Y. STONICHER and wife, JEAN O. STONICHER**(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in
SHELBY COUNTY, ALABAMA.Lots 26, 27, 33, and 34, according to the Amended Map of Shoal Creek Highlands,
Second Sector, as recorded in Map Book 16, Page 41 in the Probate Office of Shelby
County, Alabama. Situated in Shelby County, Alabama.**SUBJECT TO:**Property taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not
due and payable until October 1, 1996.Any loss, claim, damage, or expense including additional tax due, if any, arising from
or due to the fact that ad valorem taxes for subject property have been paid under a
current use assessment.Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666
in Probate Office of Shelby County, Alabama.Permits to Alabama Power Company recorded in Real Book 210, Page 424 and Real Book
210, Page 425 in Probate Office.

Restrictions as recorded in Real Book 339, Page 410 in Probate Office.

Utility easements as shown on recorded map of said subdivision as vacated by Instrument
No. 1995-35510 recorded in Probate Office of Shelby County, Alabama. (AS TO LOTS 26, 33,
AND 34).

Utility easements as shown on recorded map of said subdivision (as to Lot 27).

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith,
IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$37,000.00.TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion. 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 Vice-President, **Agnes M. Niven**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of **March** 1996

ATTEST

Secretary

Merchants & Planters Bank

By

Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

03/13/1996-08223

10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50I, the undersigned authority
State, hereby certify that **Agnes M. Niven**
whose name as Vice-President of Merchants & Planters Bank
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 is 8th day of **MARCH** 19 **96**

5-1799

My Commission Expires

Notary Public

Inst. # 1996-08223