

Form furnished by LAND TITLE COMPANY

Send Tax Notice To:

This instrument was prepared by

Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL 35124
Address)

Name) JOHN GRAHAM ELEY
1808 KING CHARLES COURT
ALABASTER, ALABAMA 35007
Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVEN THOUSAND AND NO/100-----(\$107,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

EDWARD M. PRANKE and wife, DONNA S. PRANKE

herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

JOHN GRAHAM ELEY

herein referred to as grantee, whether one or more), the following described real estate situated in
SHELBY County, Alabama, to-wit:

Lot 103, according to the Survey of Kingwood Third Addition,
as recorded in Map Book 7, Page 26, in the Probate Office of
Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$96,300.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1996-17975

06/04/1996-17975
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

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 the said GRANTEES, 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 noted
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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of

MAY, 19 96.

(Seal)

Edward M. Pranke
EDWARD M. PRANKE

(Seal)

(Seal)

Donna S. Pranke
DONNA S. PRANKE

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned _____ a Notary Public in and for said County in said State, hereby
certify that EDWARD M. PRANKE and wife, DONNA S. PRANKE 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 on the day the same bears date.

Given under my hand and official seal, this the 29th day of MAY 1996.

James A. Stovall
Notary Public