

TR/0699-96

WARRANTY DEED

State of ALABAMA)
SHELBY County)

Know All Men By These Presents:

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$128,500.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, RANDALL E. HALTWANGER AND SHELLEY B HALTWANGER, HUSBAND AND WIFE, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto STANLEY VAINRIB and TRAUDL VAINRIB, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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, Alabama, to wit:

LOT 1-A, ACCORDING TO A RESURVEY OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, CHASE PLANTATION, 3RD SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Advalorem taxes for the years 1996, and thereafter; covenants, restrictions, easements, and rights of way of record.

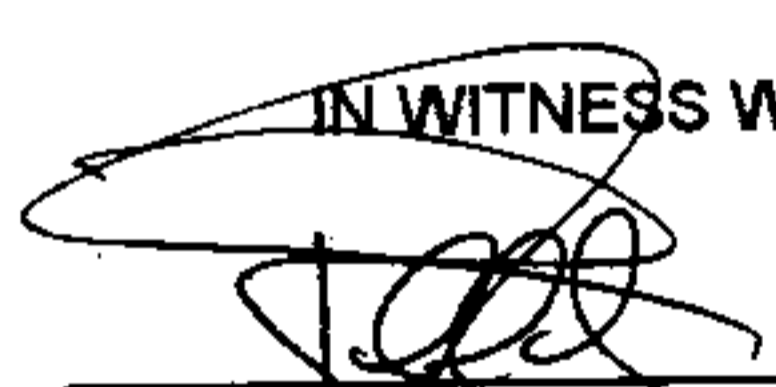
\$102,800.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Shelley B Haltwanger is one and the same person as Shelley Berman Rosenbaum.

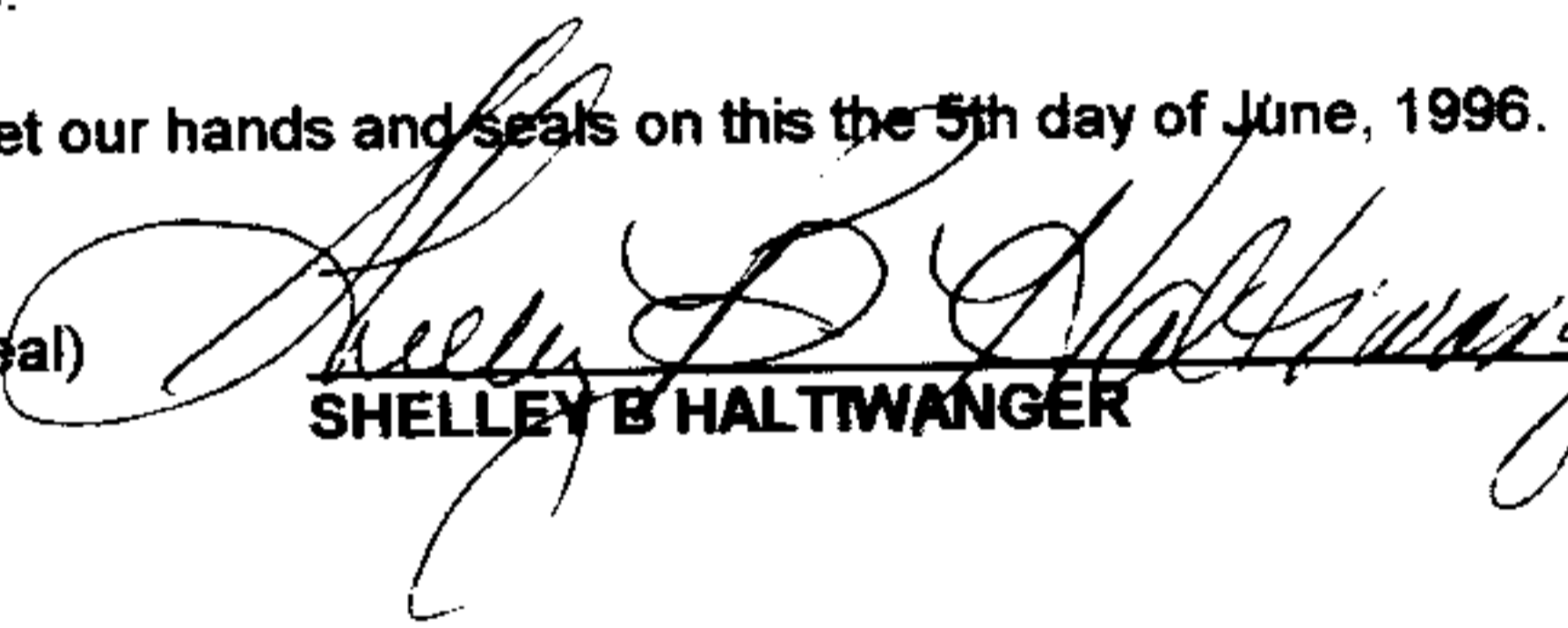
Grantee's Address is 301 Chase Plantation Circle, Hoover, Alabama 35244.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 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 said 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 on this the 5th day of June, 1996.



RANDALL B. HALTWANGER

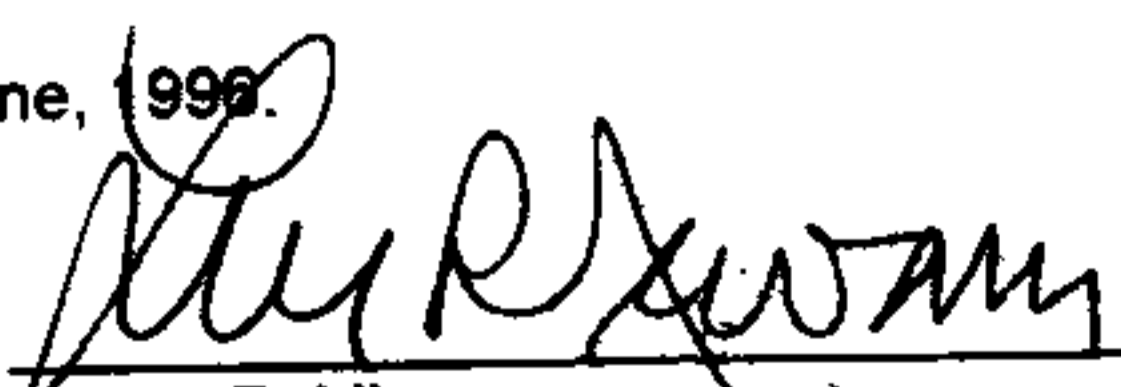
(Seal)  (Seal)

SHELLEY B HALTWANGER

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify the RANDALL E. HALTWANGER AND SHELLEY B HALTWANGER, whose names 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 said conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 5th day of June, 1996.



Notary Public
My commission expires: 01-02-00
Inst # 1996-18625

This Instrument was prepared by Larry R. Newman, Attorney at Law
3055 Lorna Road, Birmingham, Alabama

07/1996-18625
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 34.50

Inst # 1996-18625