

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
RUBIN LEWIS HANAN

1104 Berwick Road
Birmingham, AL 35242

**STATE OF ALABAMA)
SHELBY COUNTY)**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS AND NO/100's (\$170,000.00) to the undersigned grantor or grantors, BRYAN ALLEN COYNE and wife MEREDITH ELIZABETH BUCKELEW, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto RUBIN LEWIS HANAN (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 3, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$153,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, I/we have hereto set my/our hand(s) and seal(s), this the 27th day of September, 1996.


BRYAN ALLEN COYNE


MEREDITH ELIZABETH BUCKELEW

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

10/03/1996-32953
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 25.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRYAN ALLEN COYNE and MEREDITH ELIZABETH BUCKELEW, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of September, 1996.


Notary Public

My Commission Expires: 5/29/99

Inst # 1996-32953