

This instrument was prepared by:
John R. Holliman
2491 Pelham Pkwy
Pelham, Alabama 35124

Inst # 1996-34563

WARRANTY DEED

STATE OF Alabama)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$74950 Purchase Price; \$950 downpayment; \$74000 paid to seller with interest; Now paid in full to the undersigned grantor, Liberty Savings Bank, F.S.B., a corporation organized and existing under the laws of OHIO, (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

Kenneth W. Ray and Peytonne L. Childers-Ray

(herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 2, according to the Survey of Walington Developers, Inc. Addition to Southwind, First Sector, as recorded in Map Book 8, Page 128, in the Probate Office of Shelby County, Alabama.

\$73,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said GRANTOR, by its JOHN H. POWELL who is authorized to execute this conveyance, have hereunto set his/her signatures and seals, this the 9TH day of OCTOBER, 1996.

Liberty Savings Bank, F.S.B

BY:

JOHN H. POWELL

Its: SR. VICE PRESIDENT

STATE OF Ohio)
Clinton COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that JOHN H. POWELL whose name as SR. VICE PRESIDENT of Liberty Savings Bank, F.S.B., a corporation organized and existing under the laws of the OHIO, and whose name 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 said conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9TH day of OCTOBER, 1996.

Kimberly J. Whitaker Kraus
NOTARY PUBLIC KIMBERLY J. WHITAKER

Inst # 1996-34563



KIMBERLY J. KRAUS
Notary Public, State of Ohio
My Commission Expires Apr. 3, 2000
Recorded in Clinton County

10/16/1996
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50