

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-36487

WARRANTY DEED

11/01/1996-36487

03:04 PM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of ONE HUNDRED SIXTY TWO THOUSAND & NO/100---- (\$162,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Joseph R. Molay, Jr and wife, Rosalie L. Molay (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Danny A. Bostany, a married man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

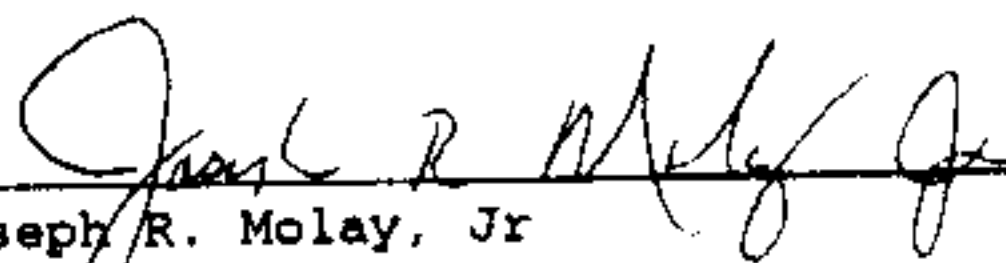
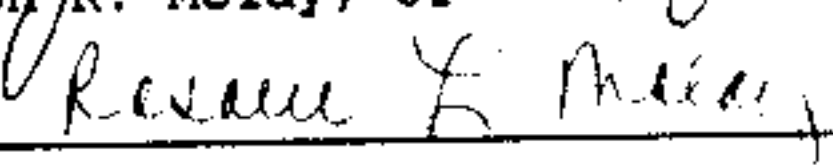
\$102,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5520 Heath Row Drive Birmingham, Alabama 35242

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 1996.


Joseph R. Molay, Jr (SEAL)

Rosalie L. Molay (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph R. Molay, Jr and wife, Rosalie L. Molay 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 31st day of October A.D., 1996


Notary Public
2-20-99
PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99