This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Hwy. 280E, Suite 290E Birmingham, AL 35223 SEND TAX NOTICE TO: Arthur G. Coley, Jr. 1132 Berwick Road Hoover, AL 35242

STATE O			
COUNTY	OF	SHE	LBY)

Warrenty Deed/TTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-Six Thousand

Dollars and No/100's-----(\$166,000.00) to the undersigned grantor or grantors in hand expaid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we RIVA D. MIRVIS, an unmarried woman, therein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto the convey unto

Lot 17, 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; being situated in 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.

\$132,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES at MARKANERS WITH AN ARCHITECTURE AND TO HOLD Unto the said GRANTEES at MARKANERS WITH A STANDARD AND A STANDARD WITH A STANDARD AND A STANDARD WITH A STANDARD WIT

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors 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 __4th_ day of September ____, 1996.

RIVA D. MIRVIS

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RIVA D. MIRVIS, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of | September. 1996.

Inst • 1997-00923

Notary Public

NOTARY PUBLIC STATE OF SURRAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 2, 1999.

MY COMMISSION EXPIRES: NOV. 2, 1979.

MY COMMISSION EXPIRES: NOV. 2, 1

AFFIX SEAL

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O1/09/1997-00923
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CLAYTON T. SWEENEY, ATTORNEY AT LAN