

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: D. Murphy

Jonathan S. Maxson

ADDRESS: Two Devon Sq., 744 West Lancaster Ave.  
Wayne, PA 19087-2594

117 Kentwood Lane  
Alabaster, AL 35007

STATE OF ALABAMA }

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY, Trustees under Declaration of Trust dated March 1, 1990**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto Jonathan S. Maxson AND Mary Ann Maxson

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Kentwood, First Addition as recorded in Map Book 17, Page 115, and re-recorded in Map Book 19, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

\$ 125,400.00 of the purchase price recited herein was paid from a purchase money mortgage recorded simultaneously herewith.

08/07/1997-24879  
10:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 18.50

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 the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 10th day of July, 19 97.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Trustees under Declaration of Trust dated March 1, 1990

STATE OF PENNSYLVANIA  
Delaware County

General Acknowledgment

I, John Swierz, a Notary Public in and for said County, in said State, hereby certify that TERRELL R. JOHNSON and JOSEPH T. HARTMAN, Trustees under Declaration of Trust dated March 1, 1990, whose name(s) is/are signed to the foregoing conveyance, and who is/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 10th day of July, 19 97, A.D.,

My commission expires:

John Swierz  
Notary Public  
JOHN SWIERZ  
COMMONWEALTH OF PENNSYLVANIA  
COMMISSIONER OF DEEDS  
MY COMMISSION EXPIRES JULY 8, 1998

Inst # 1997-24879