

This Instrument was prepared by:  
Mulkin Enterprises, Inc.  
1825 D 12th Avenue  
Bessemer, Alabama 35020

Send Tax Notice to: Michael A. & Dawn S. Greene  
1216 Green Glen Road  
Birmingham, AL 35216

Mr. Rec 11/14/97  
Inst # 1997-31224

## WARRANTY DEED

STATE OF ALABAMA)  
SHELBY COUNTY )

That in consideration of TWENTY THOUSAND DOLLARS AND NO/ 100 DOLLARS (\$20,000.00) to the undersigned grantor, MULKIN ENTERPRISES, INC. (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by the presents, grant, bargain, sell and convey unto Michael A. Greene and wife, Dawn S. Greene (herein referred to as Grantees, whether one or more) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 23, according to the survey of Royal Forest, 2nd Sector as recorded in Map Book 21, Page 128 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Exceptions:

1. General, special and ad valorem property taxes or assessments for 1997 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, as recorded in Book 206, Page 536 and Book 347, Page 349.
3. Restrictions and Covenants, as recorded in Book 290, Page 957 and as shown on recorded plat.
4. A 75' building line along Baron Drive as shown on recorded map.
5. All reservations, easements and restrictions of record in evidence through use.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

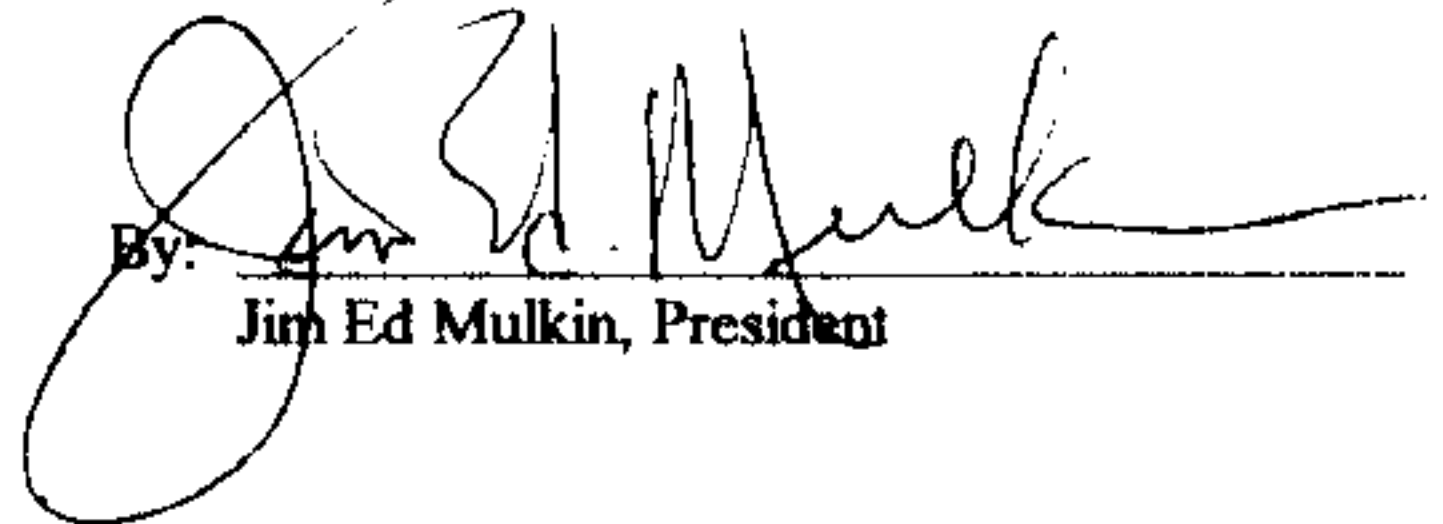
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1997-38779

12/01/1997-38779  
08:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 JCS 21.00

IN WITNESS WHEREOF, I have hereunto set my hands and seals 31st day of Oct, 1997.

**MULKIN ENTERPRISES, INC.**

By:   
Jim Ed Mulkin, President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Jim Ed Mulkin, whose name as President of **MULKIN ENTERPRISES, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 31st day of October, 1997.

Closing Agent:  
**MULKIN ENTERPRISES, Inc.**  
1825 D 12th Avenue  
Bessemer, Alabama 35020  
425-1224

  
Notary Public

MY COMMISSION EXPIRES AUGUST 5, 2000

Inst # 1997-38779

12/01/1997-38779  
08:56 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00