

SEND TAX NOTICE TO
Mark E. Mizerany
(Name) Valerie K. Mizerany
5816 Old Kendrick Road
(Address) Helena, AL 35080

This instrument was prepared by:
Howard A. Ross, P.C., 21 East 40th St., New York, NY 10016

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy-One Thousand Five Hundred (\$ 171,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge, we

RONALD L. BOGGS & BEVERLY S. BOGGS, HUSBAND & WIFE

(herein referred to as grantor(s) do grant, bargain, sell and convey unto

Mark E. Mizerany and Valerie K. Mizerany

as joint tenants with rights of survivorship
(herein referred to as GRANTEE, whether one or more, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

\$111,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her, their or its heirs and assigns forever. as joint tenants with rights of survivorship

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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; 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, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals this 18th day of October, 1997.

WITNESS:

Jimmy K. Sweeney (Seal) Ronald L. Boggs (Seal)
RONALD L. BOGGS
Jimmy K. Sweeney (Seal) Beverly S. Boggs (Seal)
BEVERLY S. BOGGS
____ (Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, Jimmy K. Sweeney a Notary Public in and for said County, in said State, hereby certify that RONALD L. BOGGS & BEVERLY S. BOGGS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed on the contents of the conveyance that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, A.D. 1997

Jimmy K. Sweeney
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 15, 1998
BONDED TO THE PEOPLE OF ALABAMA BY THE UNDERWRITER

12/05/1997-39634
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 71.50

Inst # 1997-39634

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A portion of land situated in the NE 1/4 of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the North line of said Section 27, a distance of 266.30 feet; thence turn left 90 deg. 26 min. 35 sec. and run South a distance of 216.37 feet to the intersection with the Northerly right of way line of Roy Drive; thence turn left 90 deg. 01 min. 15 sec. and run East along said right of way line a distance of 12.0 feet to a point of curve to the right having a radius of 317.75 feet and a central angle of 55 deg. 09 min. 22 sec.; thence continue Southeasterly along said right of way line an arc distance of 305.88 feet to the intersection with the East line of said 1/4-1/4 Section; thence from the Tangent of the last described curve; turn left 146 deg. 36 min. 47 sec. and run North along said 1/4-1/4 Section line a distance of 350.73 feet to the point of beginning; being situated in Shelby County, Alabama.

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