

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

Carolyn M. Smith

(Name) 2491 Pelham Parkway
Pelham, AL 35124(Name) 24 Ashford Circle
Birmingham, AL 35244

(Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and no/100

to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

Frank J. Muscolino, a single person

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Carolyn M. Smith

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

Lot 24-A, according to the Resurvey of Lots 18, 19, 20, 21,
22, 23, and 24, amended map of Chase Plantation, as recorded
in Map Book 8, Page 111, in the Probate Office of Shelby
County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 65,000.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of

April 19 98.

(Seal)

Frank J. Muscolino (Seal)
Frank J. Muscolino

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that Frank J. Muscolino, a single person, whose name(s) is signed in 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 the 21st day of April 19 98.

8-29-98
Notary Public

Inst # 1998-15036

04/30/1998-15036
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
58.50
001 5M