

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY  
AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:  
Kendall W. Maddox  
Law Offices of Kendall W. Maddox  
300 Office Park Drive, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
Stanley B. and Susan Mozeleski, Trustees  
5505 Lake's Edge Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

75,000

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

**STANLEY B. MOZELESKI AND WIFE, SUSAN T. MOZELESKI**

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

**STAN MOZELESKI and SUSAN T. MOZELESKI, Trustees, or their successors in trust, under the MOZELESKI LIVING TRUST, dated March 17, 1999 and any amendments thereto.**

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

Lot 2, according to the Amended Final Record Plat of Greystone Farms, Lake's Edge Sector, as recorded in Map Book 21, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

**TO HAVE AND TO HOLD** to the said grantees, his, her or their successors and assigns forever.

**THE GRANTORS** herein grant full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**s, his, her or their successors 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, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of March, 1999

*Stanley B. Mozeleski*  
*Susan T. Mozeleski*

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

**GENERAL ACKNOWLEDGEMENT:**

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that Stanley B. and Susan T. Mozeleski, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

03/22/1999-11676  
08:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 MM 44.35  
08:10 AM CERTIFIED

*Kendall W. Maddox*  
Notary Public  
My Commission Expires: 3/24/2001

1999-11676  
11-61  
1-11-61  
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