

WARRANTY DEED

SEND TAX NOTICE TO:
Johnny R. Bosworth
265 Windchase Drive
Birmingham, AL 35242

THE STATE OF Alabama
COUNTY OF Jefferson

THIS WARRANTY DEED, made and entered into on this, the 5th day of May, 2000, by and between Paul J. Deluca and Marianne Deluca, husband and wife, as parties of the first part, and Johnny R. Bosworth and Gwen G. Bosworth, as joint tenants with right of survivorship,

as parties of the second part;

\$ 334,000⁰⁰

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said parties of the second part, as Joint Tenants With Right Of Survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the Survey of Windchase Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said parties of the second part,

\$252,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND THE SAID parties of the first part hereby covenant with and represent unto the said parties of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2000 which are due and payable October 1, 2000 and that they will forever warrant and defend the title to the same and the possession thereof unto the said parties of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set our hands and seals on the day and year first above written.

Paul J. Deluca (Seal)
Paul J. Deluca

Marianne Deluca (Seal)
Marianne Deluca

THE STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. Deluca and Marianne Deluca, husband and wife whose names 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 5 day of May, 2000

Notary Public (Seal)

My Commission Expires August 4th, 2003

Prepared by: Tammy Listul, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 2000-20037
06/15/2000-20037
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 99A 90.00