

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2131 - 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Cecil G. Bostany
4050 Greystone Drive
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Six Hundred Twenty Nine Thousand Nine Hundred Forty Four And 00/100 Dollars (\$629,944.00)**, as determined by contract, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Mary C. Karlet and Lynn Karlet, wife and husband**, whose address is 4050 Greystone Drive, Birmingham, Alabama 35242 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Cecil G. Bostany and Connie Gill Bostany**, whose address is 1912 St. Ives Dr., Birmingham, AL 35242 (hereinafter referred to as GRANTEES), for and during their joint lives 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 the County of **Shelby** and State of Alabama, to-wit:

Lot 22, according to the Survey of Greystone - 1st Sector, Phase I, as recorded in Map Book 14, Page 91 A&B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easements to use the private roadways, common areas and Huge Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Condition, and Restrictions recorded in Real 317, page 260, and First Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions as set forth in Real 346, page 942.

This being the same property conveyed to Mary C. Karlet and Lynn Karlet, husband and wife by deed dated 2/2/2009 and filed 3/16/2009 in Instrument 20090316000095700.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Note: A portion of the purchase price was paid via purchase money mortgages totaling \$539,400.00.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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

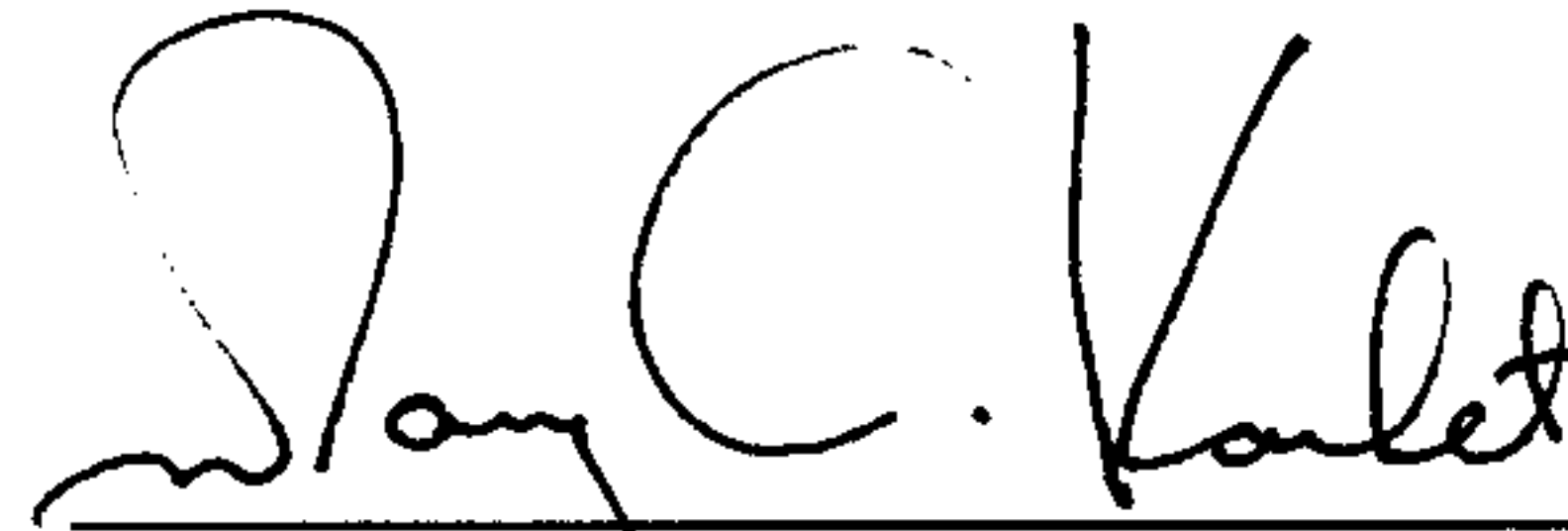
And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the

Shelby County, AL 06/05/2013
State of Alabama
Deed Tax: \$91.00


20130605000229650 1/2 \$106.00
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06/05/2013 01:08:00 PM FILED/CERT

immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 1st day of **June**, 2013.



Mary C. Karlet

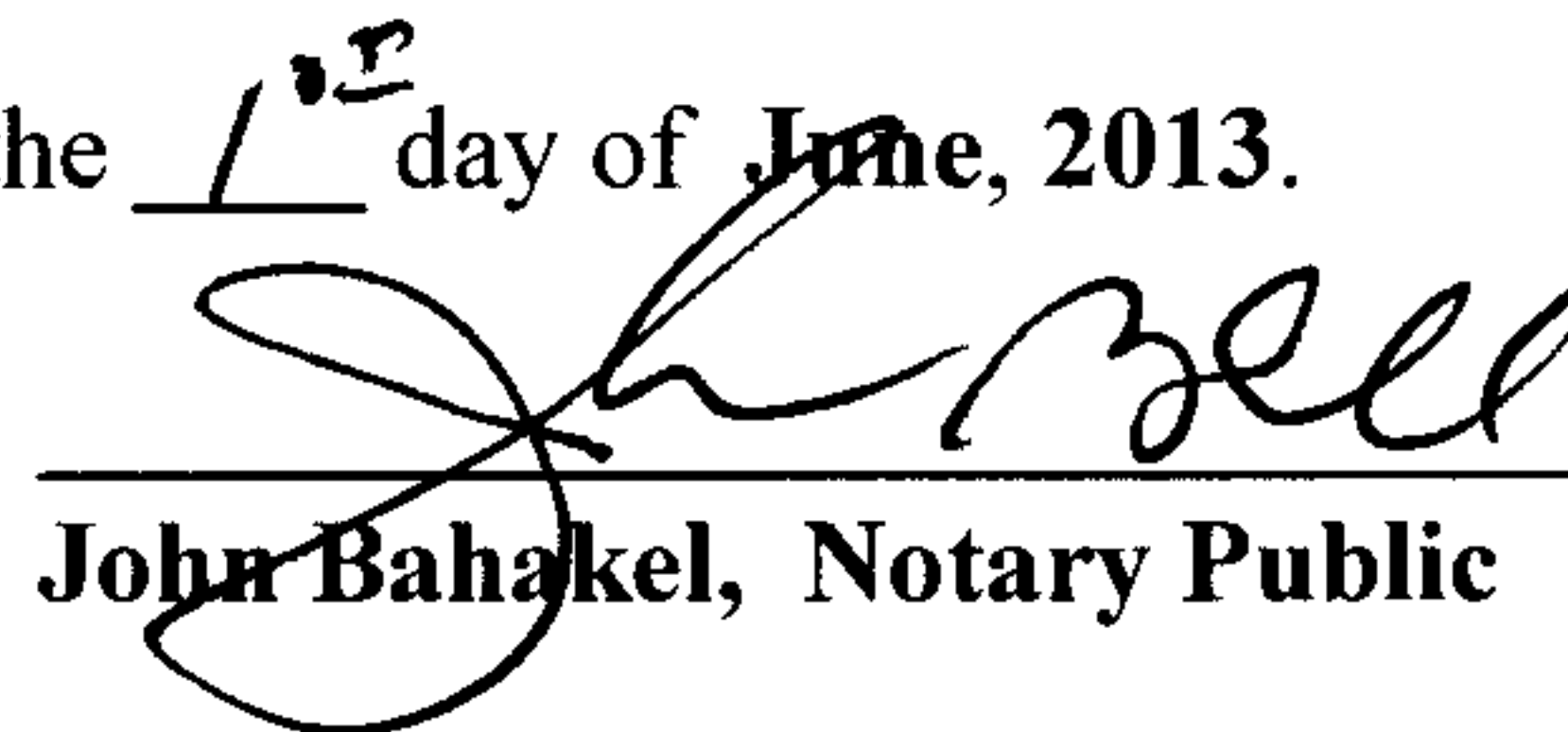


Lynn Karlet

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Mary C. Karlet and Lynn Karlet, wife and husband**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of **June**, 2013.



John Bahakel, Notary Public

My Commission Expires: **9/26/2016**


20130605000229650 2/2 \$106.00
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