

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Harry W. Long, III  
5028 Linwood Drive  
Birmingham, AL 35244

PARCEL# 10-5-15-0-001-009.008

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$365,300.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **PATRICIA MAJDANSKI MAREK, an unmarried woman** (herein referred to as Grantor) does grant, bargain, sell and convey unto **HARRY W. LONG, III AND SHERYL L. LONG** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 8, according to the Survey of Linwood Estates, as recorded in Map Book 11, page 45, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$157,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Patricia Majdanski Marek, the grantor herein, is one and the same person as Patricia Majdanski.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of April, 1996.

  
PATRICIA MAJDANSKI MAREK

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **PATRICIA MAJDANSKI MAREK, an unmarried woman**, whose name 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of April, 1996.

My Commission Expires: 11/20/96

  
Notary Public

Inst # 1996-15173

05/08/1996-15173  
03:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 217.00

Inst # 1996-15173