

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

That, in consideration of \$ 348,900.00 to the undersigned Grantor,  
Ever-Ridge Builders, Inc., in hand paid by  
the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor does by these  
presents, grant, bargain, sell and convey unto Sergey Shapochka and Irina Shapochka  
(herein referred to as "Grantees") as joint tenants with  
rights of survivorship, the following described real estate, situated in Shelby County,  
Alabama, to-wit:

Lot 1703, according to the Survey of Eagle Point 17th Sector,  
as recorded in Map Book 30, Page 82, in the Probate Office  
of Shelby County, Alabama.

Address of Property: 1039 Eagle Hollow Drive  
Birmingham, AL 35242

Described property to become the homestead of Grantees.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,  
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$ 225,000.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said 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 Grantor does  
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully  
seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to  
sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and  
defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of  
all person.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance,  
has hereto set its signature and seal this the 29 day of August, 2003.

By:

Grantor

Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Pamela B. Everidge, Secretary for Ever-Ridge Builders, Inc.,  
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she as such officer and  
with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of August, 20 03.

Valerie A. England  
Notary Public  
Commission Expires: 02/25/04

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Sergey Shapochka  
Irina Shapochka  
1039 Eagle Hollow Drive  
Birmingham, AL 35242