700308

This instrument was prepared by:
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Michael and Rina Yonosko
640 Cahaba Manor Dr.
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20051108000579090 1/3 $27.50
Shelby Cnty Judge of Probate, AL
11/08/2005 09:00:24AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIFTY ONETHOUSAND FIVE HUNDRED FORTY SEVEN AND NO/100'S ($51,547.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **MIKE CRAFT, A MARRIED MAN, AND ROBERT L PHILLIPS, AN UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MICHAEL YONOSKO AND RINA YONOSKO** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Attached Exhibit A

Mike Craft warrants that the property conveyed herein is not his homestead nor the homestead of his spouse.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

$41,237.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF ,we , **MIKE CRAFT, A MARRIED MAN AND ROBERT L PHILLIPS, AN UNMARRIED MAN**, have hereunto set my (our) hand(s) and seal(s) this the **27TH** day of **OCTOBER, 2005**.

Mike Craft (SEAL)
MIKE CRAFT
Robert L. Phillips by Mike Craft (SEAL)
ROBERT L PHILLIPS
as Attorney in Fact

Shelby County, AL 11/08/2005
State of Alabama

Deed Tax:$10.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MIKE CRAFT, A MARRIED MAN ~~AND ROBERT L PHILLIPS, AN UNMARRIED MAN~~** 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 **27TH** day of **OCTOBER, 2005**.

Sabrina H. Wingo
Notary Public
My commission expires 4-28-08

SABRINA H. WINGO
NOTARY PUBLIC
My Comm. Expires April 28, 2008
No. 007079
STATE OF ALABAMA

20051108000579090 2/3 $27.50
Shelby Cnty Judge of Probate, AL
11/08/2005 09:00:24AM FILED/CERT

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Phillips, an unmarried man, by and through Mike Craft, his attorney in fact, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2005

Sabrina H. Wings
Notary Public
My commission expires: 4-28-08

SABRINA H. WINGS
NOTARY
My Comm. Exp.
April 28, 2008
No. 007076
PUBLIC
STATE OF ALABAMA

Escrow File No.. 700308

20051108000579090 3/3 $27.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

PARCEL B OF LAND LOCATED IN THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER, SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN WEST ALONG SOUTH LINE OF SAID SECTION 22, FOR A DISTANCE OF 945.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SOUTH LINE FOR A DISTANCE OF 99.94 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 62 DEGREES 15 MINUTES 47 SECONDS FOR A DISTANCE OF 134.92 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 16 MINUTES 13 SECONDS OF 62 FEET 15 DEGREES 47 MINUTES FOR A DISTANCE OF 134.92 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 16 MINUTES 13 SECONDS FOR A DISTANCE OF 90.0 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90.13 FEET FOR A DISTANCE OF 181.02 FEET TO THE POINT OF BEGINNING.