This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Timothy S. Onyskin and Rachel Onyskin
841 Spring Creek Road
Montevallo, AL 35115

20060112000020210 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/12/2006 11:09:33AM FILED/CERT

STATE OF ALABAMA)
) WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Nine Thousand Nine Hundred & 00/100 Dollars ($109,900.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Creekwood Construction, Inc., an Alabama Corporation,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Timothy S. Onyskin and wife, Rachel Onyskin,** hereinafter called "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 **Shelby County, Alabama**, to wit:

See attached restrictions as marked as Exhibit "A".

Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF RENASANT BANK, IN THE SUM OF $87,920.00. AND PURCHASE MONEY SECOND MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF FRONTIER BANK , IN THE SUM OF $21,980.00.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 23rd day of December, 2005.

GRANTOR

(L.S.)
Creekwood Construction, Inc.
By: Grady Scott Lovelady, as Authorized Agent
and President of Creekwood Construction, Inc.

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady, whose name as President and Authorized Agent for Creekwood Construction, an Alabama Corporation, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23rd day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/08

ALTA Commitment (1982)

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 152904

Commence at the Northwest corner of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed North 63 deg. 42 min. 20 sec. East for a distance of 102.56 feet to a capped rebar in place, said point being the point of beginning. From this beginning point continue North 63 deg. 42 min. 20 sec. East for a distance of 151.99 feet to a capped rebar in place; thence proceed South 36 deg. 57 min. 15 sec. East for a distance of 166.61 feet to a capped rebar in place being located on the Northerly right-of-way of Shelby County Highway No. 12; thence proceed South 55 deg. 17 min. 56 sec. West along the Northerly right-of-way of said road for a distance of 152.06 feet to a capped rebar in place; thence proceed North 36 deg. 10 min. 26 sec. West for a distance of 188.76 feet to the point of beginning

The above described land is located in the Northwest ¼ of the Northwest ¼ of Section 27, and the Southwest ¼ of the Southwest ¼ of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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