

NAME James F. Burford, III  
 ADDRESS Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

NICK GERONTAKIS  
1905 OLD ORCHARD RD.  
BIRMINGHAM, AL 35216

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
 or we,

Winston M. Milonski and husband, Mike C. Milonski

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Nick Gerontakis

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
 Shelby County, Alabama, to-wit:

An undivided 1/3 interest in the West 1/2 of the NW 1/4 of the SW 1/4 of Section 30,  
 Township 19 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT: Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 30,  
 Township 19 South, Range 2 East; thence run North along the West line of said 1/4 1/4  
 Section a distance of 200 feet; thence run East and parallel with the South line of  
 said 1/4 1/4 Section a distance of 640 feet; thence run South and parallel with West  
 line of said 1/4 1/4 Section a distance of 200 feet, more or less, to a point on  
 the South line of said 1/4 1/4 Section; thence run West along South line of said  
 1/4 1/4 Section to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes due in the year 1986 and thereafter.

Ingress and Egress to the property conveyed hereunder is not warranted.

LESS AND EXCEPT MINERAL RIGHTS

*MCN*  
*WCM*

1. Deed Tax	\$ <u>10.00</u>
2. Mtg. Tax	<u>2.50</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>13.50</u>

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~I~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
 their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
 unless otherwise noted 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 GRANTEES, their heirs and assigns forever,  
 against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 26  
 day of FEBRUARY, 1986.

STATE OF ALABAMA  
 SHELBY COUNTY  
 INSTRUMENT NO. 1115

1986 APR -4 AM 9:50

*Winston M. Milonski* (Seal)  
 WINSTON M. MILONSKI

*Mike C. Milonski* (Seal)  
 MIKE C. MILONSKI

STATE OF ALABAMA

FLORIDA COUNTY

Annette Thompson

I, Annette Thompson, a Notary Public in and for said County, in said State,  
 hereby certify that Winston M. Milonski and husband, Mike C. Milonski  
 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 have executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 26th day of February, A. D., 1986

*Lamar M. Dorman*

My Commission Expires: 7-30-88