

(Name) JOHN J. PEGUSKY
 (Address) 1900 CHANDALAR COURT
PELHAM, AL 35124

(Name) Dale Corley
(Address) 2100 SouthBridge Parkway Suite 650
Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED. ~~FOR THE STATE OF TEXAS~~ - TICOR TITLE INSURANCE

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE THOUSAND FIVE HUNDRED NINETEEN AND 62/100----- DOLLARS
AND THE ASSUMPTION OF THE BELOW DESCRIBED MORTGAGE.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edward M. Brazo, a single person
(herein referred to as grantors) do grant, bargain, sell and convey unto
John J. Pegusky

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to current taxes, easements and restrictions of record.

And as further consideration, the Grantee herein agrees to assume and pay the unpaid balance of that certain mortgage executed by Edward M. Brazo to Real Estate Financing, Inc. recorded in Real Volume 40, Page 703; re-recorded in Real Volume 58, Page 128, and transferred and assigned to Union Bank and Trust Company, as Trustee, by instrument recorded in Real Volume 64, Page 489; and corrected in Real Volume 105, Page 586, in the Probate Office of Shelby County, Alabama.

[illegible]

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 I am (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, I have hereunto set my hand(s) and seal(s), this 22nd

day of December, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

✓ Edward M. Brazo (Seal)
Edward M. Brazo

(Seal)

(Seat)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Edward M. Brazo, a single person
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 22nd day of November A. D., 19 28
My Commission Expires: Justified, Hon. & Personal

Notary Public

EXHIBIT A

Unit "D", Building 6, Phase II of Chandalar South Townhouses, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Northerly direction, along the East line of said 1/4-1/4 section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 429.03 feet; thence 32 degrees 43 minutes 15 seconds left, in a Southeasterly direction, a distance of 115.2 feet; thence 90 degrees right in a Southwesterly direction a distance of 12.93 feet to the SE corner of said Unit "D" and the point of beginning; thence 101 degrees 42 minutes 15 seconds right, in a Northwesterly direction along the outside face of the Northeasterly wall and wood fence of said Unit "D", a distance of 58.15 feet to the corner of said wood fence; thence 90 degrees left, in a Southwesterly direction along the outside face of a wood fence that extends across the backs of Units "A", "B", "C", and "D", a distance of 9.4 feet to the SE corner of a storage building; thence 90 degrees right, in a Northwesterly direction along the Northeast outside wall of said storage building, a distance of 4.1 feet to the NE corner of said storage building; thence 90 degrees left, in a Southwesterly direction along the Northwest outside wall of said storage building, a distance of 6.0 feet to the NW corner of said storage building; thence 90 degrees left, in a Southeasterly direction along the Southwest outside wall of said storage building, a distance of 4.1 feet to a point on the outside face of said wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 degrees right, in a Southwesterly direction along the outside face of said wood fence, a distance of 8.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left, in a Southeasterly direction along the center line of said wood fence and also the centerline of a party wall and wood fence common to Units "C" and "D", a distance of 67.7 feet to a point on the outside face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Northeasterly direction along the outside face of said wood fence across the front of Unit "D", a distance of 23.5 feet to the corner of said wood fence; thence 90 degrees left, in a Northwesterly direction along the outside face of a wood fence on the Northeast side of Unit "D", a distance of 9.55 feet to the point of beginning, and recorded in Map Book 7, Page 166, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED

89 MAY 25 AM 10:59

Thomas W. Sullivan, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ 6.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.06
TOTAL	13.06