JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Anthony D. Snable

2700 Highway 280 South, Suite 101

(Address) Rirmingham, AL 35223

SEND TAX NOTICE TO: Daryl D. Poarch 1473 Secretariat Drive Helena, AL 35080

and the District of the Contract Contract of the Contract of t

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

One Hundred Eight Thousand and no/100------Dollars That in consideration of

to the undersigned grantor, Circuit City Stores, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Daryl D. Poarch and Penelope A. Kornowicz

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

_County, Alabama to-wit: Shelby Property of the Shelby Property of the

Lot 27, according to the Survey of Dearing Downs, 6th Addition, Phase II as recorded in Map Book 11, Page 31 and refiled in Map Book 11, page 80 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the current tax year which grantees herein assume and agree to pay.

40 foot building line from Secretariat Drive as shown by record map.

Restrictive Covenants as recorded in Real 141, page 729 in the Probate Office of Shelby County, Alabama.

Right of way to South Central Bell as recorded in Real 149, page 200 in said Probate Office.

Agreements as recorded in Real 168, page 13 and refiled in Real 170, page 473 in said Probate Office.

Mineral and mining rights and rights incident thereto as set forth in Real 137, page 660, in the Probate Office of Shelby County, Alabama.

\$97,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Sr. V President, 1991 who is authorized to execute this conveyance, has hereto set its signature and seal, this the Ind day of April

Circuit City Stores, Ivc. ATTEST:

STATE OF ALA. SHELDY CO. I CERTIFY THIS NSTRUMENT WAS FILE. Wm. E. Zierden President Secretary Its: Sr. Vice President

VOMBRE-4 AMII: 26 state of COUNTY OF ~

the undersigned

. State, hereby certify that Wm. E. Zierden whose name as Sr. Vice President of

a 11.00 No lax Fee- --Certified Fee--

a Notary Public in and for said County in said

Circuit City Stores, Inc.

a corporation, 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, 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, this the And day of

My Commission Expires: August 31, 1993 AFFIX SEAL

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commonwealth

