

This instrument prepared by:
Gene W. Gray, Jr.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Thomas Pawlyshawn
5213 Overlook Circle
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Fifty Eight Thousand and No/100 Dollars (\$158,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, ARTHUR HOWARD HOMES, INC., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto THOMAS PAWLYSHYN AND WIFE, PATRICIA PAWLYSHYN (GRANTEEES) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12, according to the Amended Map of "THE COTTAGES AT SOUTHLAKE", as recorded in Map Book 16, Page 139 in the Probate Office of Shelby County, Alabama; together with an undivided interest in and to the "COMMON AREA" as designated on the said record map; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1994 are a lien, but not due and payable until October 1, 1994.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land Use recorded in Real 160, Page 492 in Probate Office.
3. Easement to Alabama Power Company as shown by instrument recorded in and Real 224, Page 535 and Real 114, Page 134 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 140 and Deed Book 4, Page 542 in Probate Office.
5. Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367 as amended by instrument recorded in Instrument No. 1992-14035 ; Articles of Incorporation of Southlake Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-Laws relating thereto, and in Map Book 12, Page 78, and as amended and modified by Map Book 16, Page 71 in said Probate Office.
6. GRANTEE has no right of access to lakes, and may not disturb the "BUFFER".

\$150,900.00 of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD unto said GRANTEEES, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is

SOUTHLAK.NRS (C)

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SHELBY COUNTY JUDGE OF PROBATE
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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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successor and assigns, covenant with said Grantees, their heirs and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 same GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

GRANTEES understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove, and executes same to so acknowledge.

IN WITNESS WHEREOF, the said Arthur Howard Homes, Inc. by its President, ARTHUR W. HOWARD, who is authorized to execute this conveyance, has heretofore set his signature and seal, this the 28 day of June, 1994.

ARTHUR HOWARD HOMES, INC.

By:

Arthur W. Howard
ARTHUR W. HOWARD
Its President

GRANTEES:

Thomas Pawlyshyn
THOMAS PAWLYSHYN

Patricia Pawlyshyn
PATRICIA PAWLYSHYN

BY:

Thomas Pawlyshyn
THOMAS PAWLYSHYN AS ATTORNEY
IN FACT FOR PATRICIA PAWLYSHYN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that ARTHUR W. HOWARD, whose name as President of ARTHUR HOWARD HOMES, INC., 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 above and foregoing 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 this 28 day of JUNE, 1994.

[Signature]
Notary Public
My Commission Expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that THOMAS PAWLYSHYN AND WIFE, PATRICIA PAWLYSHYN, whose names are signed to the foregoing Deed; and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 28 day of JUNE, 1994.

[Signature]
Notary Public
My Commission Expires:

SOUTHLAK.NRS (C)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THOMAS PAWLYSHYN whose name as Attorney in Fact for PATRICIA PAWLYSHYN under that certain Durable Power of Attorney recorded on 7-1-1994 in Real Volume 1994, Page 20832, in the Probate Office of SHELBY County, Alabama, is signed to the foregoing conveyance/instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, THOMAS PAWLYSHYN, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of June, 1994.


NOTARY PUBLIC - GENE W. GRAY, JR.

My commission expires: 11/09/94

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