

SEND TAX NOTICE TO:
Tim U. Rau
120 Carriage Drive
Alabaster, AL 35114

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby, COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Four Thousand and 00/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Paul J. Gwarjanski and Rebecca M. Gwarjanski, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Tim U. Rau and Leanne Y. Rau, joint tenants with right of survivorship (herein referred to as GRANTEE(S), _____ heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 4, according to the Survey of Carriage Hill Phase II, as recorded in Map Book 13, page 129, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do _____ covenant with the said GRANTEE(S), their heirs and assigns, that they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand^s and seal^s, this 21st day of June, 1994.

WITNESS:

Julie Johansen Julie Johansen
Rita Swenson Rita Swenson

Paul J. Gwarjanski (L. S.)
Rebecca M. Gwarjanski (L. S.)

THE STATE OF ALABAMA,
Shelby, COUNTY. }

I, Emily M. Hightower, a Notary Public in and for said State Alabama hereby certify that Paul J. Gwarjanski and Rebecca M. Gwarjanski, husband and wife 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 21 day of June, 1994.

Emily M. Hightower Commission
EXP. 10/15/96
Emily M. Hightower Notary Public

FOR RECORDING ONLY

Inst # 1994-23528

07/27/1994-23528
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

Inst # 1994-23528