

Send Tax Notice To:
Daniel J. Hauswirth
1029 Willow Creek Way
Alabaster, AL 35007



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles W. Bratina and wife, Jae C. Bratina
(herein referred to as grantors) do grant, bargain, sell and convey unto
Daniel J. Hauswirth and wife, Susan W. Hauswirth

(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 AS IF
SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION
OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 105,010.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

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09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 10th
day of August, 19 94.

WITNESS:

(Seal) Charles W. Bratina (Seal)
CHARLES W. BRATINA
(Seal) Jae C. Bratina (Seal)
JAE C. BRATINA

STATE OF ALABAMA
JEFFERSON COUNTY General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Charles W. Bratina and wife, Jae C. Bratina
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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 10th day of August, A.D., 19 94

8-29-98 [Signature]
Notary Public

EXHIBIT "A"

Lot 76, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Less and except the following: Begin at the Southwest corner of said Lot 76; thence in an easterly direction along the southerly line of said Lot 76, a distance of 123.96 feet; thence 90 degrees, 00 minutes, 49 seconds left, in a northerly direction along the easterly line of said Lot 76, a distance of 12.00 feet; thence 115 degrees, 35 minutes, 17 seconds left, in a southwesterly direction, a distance of 22.61 feet; thence 24 degrees, 22 minutes, 06 seconds right, in a southwesterly direction, a distance of 103.59 feet to the point of beginning.

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