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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Michael R. Poltorak

(Address) 94 Peacefull Valley Rd
Columbiana, Ala 35057

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 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,

Marvin Glenn Autry, Jr., a married man; and

Richard Allen Autry, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael R. Poltorak and wife, Judith Ann Poltorak,

(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 ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1994-36806

12/16/1994-36806
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15th

day of December, 19 94.

WITNESS:

_____(Seal)

Marvin Glenn Autry, Jr. (Seal)
Marvin Glenn Autry, Jr.

_____(Seal)

Richard Allen Autry (Seal)
Richard Allen Autry

_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Marvin Glenn Autry, Jr. and Richard Allen Autry

whose name s 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 15th day of November, A. D., 19 94

[Signature]
Notary Public.

Inst # 1994-36806

A non-exclusive easement for ingress, egress, and utilities over and across an existing dirt situated on the East 25 feet of the following described property:

A 60-foot wide strip of land situated in the SE 1/4 of the SW 1/4 of Section 28, and the NE 1/4 of the NW 1/4, Section 33, Township 21 south, Range 1 West, lying West of the following described line, to-wit:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 West; thence South 00 degrees 16 minutes 5 seconds West a distance of 578.89 feet; thence continue along the last described course a distance of 763.92 feet (deed) (751.79 feet measured) South 85 degrees 50 minutes 32 seconds West (deed) (South 83 degrees 11 minutes 47 seconds West measured); thence North 2 degrees 10 minutes 54 seconds East (deed) (North 1 degree 34 minutes 06 seconds East measured) a distance of 378.92 feet (deed) (418.16 feet measured) to a point; thence continue along the last described course distance of 1714.82 feet to the Southerly right of way of a 60-foot ingress and egress described in Deed Book 325, Page 732, in the Probate Office of Shelby County, Alabama, being the point of beginning of said 60-foot strip; thence South 68 degrees 59 minutes 35 seconds East (deed) (South 69 degrees 26 minutes 23 seconds East measured) a distance of 314.55 feet to the Westerly right of way line of a 60-foot ingress and egress; thence South 1 degree 48 minutes 47 seconds West a distance of 238.43 feet; thence South 24 degrees 29 minutes 13 seconds East a distance of 132.36 feet; thence South 1 degree 36 minutes 38 seconds West a distance of 109.37 feet; thence south 13 degree 08 minutes 13 seconds West a distance of 240.67 feet; thence South 29 degree 13 minutes 25 seconds East a distance of 65.47 feet; thence South 14 degree 34 minutes 59 seconds West a distance of 171.05 feet; thence South 37 degree 19 minutes 01 seconds East a distance of 247.05 feet; thence South 00 degree 45 minutes 29 seconds West a distance of 47.34 feet; thence South 28 degree 39 minutes 20 seconds West a distance of 161.09 feet; thence South 1 degree 44 minutes 14 seconds East a distance of 191.69 feet; thence South 75 degree 32 minutes 03 seconds West a distance of 410.93 feet to the point of ending of said 60-foot strip; being situated in Shelby County, Alabama.

SCHEDULE A, PAGE 2, COMMITMENT NO. SS-94-1932

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