

SEND TAX NOTICE TO:

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

(Address) 94 Peacefull Valley Rd
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 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 TWENTY THREE THOUSAND TWO HUNDRED and no/100-----(\$23,200.00) DOLLARS

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

PARCEL 1:

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 59 seconds West a distance of 578.89 feet to the point of beginning of the parcel herein described; thence continue along last described course a distance of 751.79 feet to an iron pipe found; thence South 83 degrees 11 minutes 47 seconds West a distance of 847.05 feet to an iron pipe found; thence North 1 degrees 34 minutes 06 seconds East a distance of 378.92 feet; thence North 75 degrees 32 minutes 03 seconds East a distance of 410.93 feet; thence North 1 degree 44 minutes 14 seconds West a distance of 191.69 feet; thence North 28 degrees 39 minutes 20 seconds East a distance of 161.09 feet; thence South 89 degrees 14 minutes 31 seconds East a distance of 60.00 feet; thence South 89 degrees 52 minutes 03 seconds East a distance of 304.02 feet to the point of beginning. Said parcel is situated in the NW 1/4 of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRAONTOR, OR OF HIS RESPECTIVE SPOUSE.

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, I I have hereunto set my my hand(s) and seal(s), this 15th
day of December, 19 94.

WITNESS:

_____(Seal) Richard Allen Autry (Seal)
_____(Seal) 12/16/1994-36807 (Seal)
_____(Seal) 04:01 PM CERTIFIED (Seal)
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned notary, a Notary Public in and for said County, in said State,
hereby certify that Richard Allen Autry, a married man,
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of December, A. D., 19 94

MY COMMISSION EXPIRES: 10/16/96

Notary Public.

Inst # 1994-36807