

(Name) Robert T. Podubynskyj

(Address) 304 Dogwood Trail
Montevallo, AL 35115

This instrument was prepared by

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P O Box 822

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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 THIRTY EIGHTTHOUSAND EIGHT HUNDRED TWENTY AND NO/100----- DOLLARS

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

JUDY J. EASTIS, a single woman,

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

ROBERT T. PODUBYSKYJ and wife, REGINA PODUBYSKYJ,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

TRACT 1:

Begin at the NE corner of the SW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the North line thereof 906.48 feet to the Easterly right of way of Hebb Road and to a point of a curve to the left, having a radius of 1342.62 feet, a central angle of 13 degrees 53 minutes 54 seconds; thence 79 degrees 16 minutes 09 seconds left to tangent run Southerly along said curve and said right of way 325.68 feet to a point of curve to the left having a radius of 5363.61 feet, a central angle of 3 degrees 37 minutes 07 seconds; thence continue along the last described course 338.75 feet; thence 83 degrees 15 minutes 31 seconds left from tangent run Easterly 901.11 feet; thence 90 degrees 10 minutes 46 seconds left run Northerly 660.90 feet to the point of beginning.

Together with and subject to the following described 50-foot ingress and egress easement, the centerline of which is more particularly described as follows: Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement.

According to survey of Thomas E. Simmons, RLS #12945, dated February 26, 1996.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

See Exhibit "A" for Easement Conditions.

\$28,820.00 of the above recited purchase price was paid from a mortgage recorded simultaneously.

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 have hereunto set my hand(s) and seal(s), this 15th

day of March, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority

hereby certify that Judy J. Eastis

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 15th

day of March

A. D., 19 96

My Commission Expires: 10/16/96


Notary Public

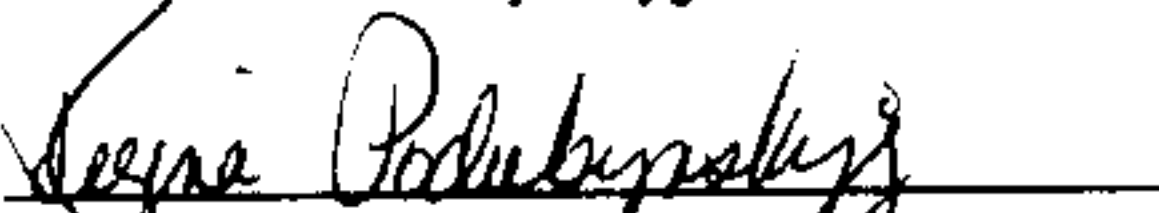
Inst # 1996-08801

EXHIBIT "A"
EASEMENT CONDITIONS

Property is being purchased subject to the following conditions:

1. Road which meets or exceeds City of Wilsonville requirements shall be constructed within 12 months of date City Council approved zoning variance, which was 2/5/1996.
2. Road easement shall be constructed as follows:
 - (a) 50-foot right of way easement with 20-foot width by 6-inch depth of base material.
 - (b) Cul-de-sac right of way easement 55-foot radius with 40 foot radius by 6-inch depth of base material. Road entrance off of Highway 103 (Hebb Road). The size of pipe will fall under County requirements (35-foot) City will install entrance pipe. Pipe to be furnished at owners expense.
 - (c) 6-inch water line and 6-inch 3-way fire hydrant to be installed as shown on attached drawing. Purchasers served by water line shall pay for all materials involved in laying water line. City will install water line to City specifications.
 - (d) All owners to be served by water line must sign water easement in form attached.


Robert T. Podubynskyj


Regina Podubynskyj

Inst # 1996-08801

03/18/1996-08801
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00