

Send Tax Notice To:

Oksana Niknafs
124 Alexander Road
Leeds, Alabama 35094
PID#

\$10,000.00

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ten and 00/100 (\$10.00)

to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Mike Niknafs, a married person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Oksana Niknafs

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

The property being conveyed herein does not constitute the homestead of the Grantor or the Grantor's spouse.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

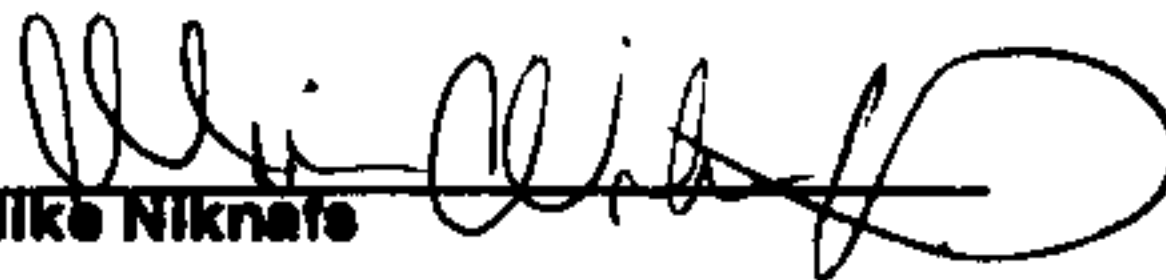
And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1996-25839

Inst # 1996-25839

08/09/1996-25839
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

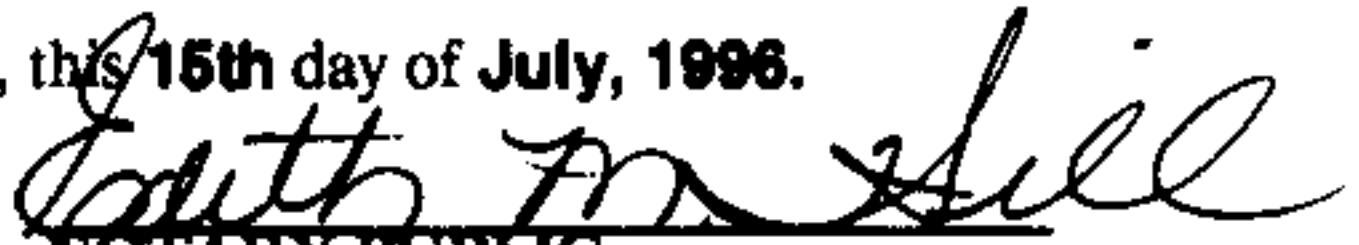
IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 15th day of July, 1996.


Mike Niknafs

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mike Niknafs, a married person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of July, 1996.


NOTARY PUBLIC

(AFFIX SEAL)

MY COMMISSION EXPIRES: ~~03/05/00~~ march 5, 2000

OUR FILE NO.: DEED

This instrument prepared by:

W. Russell Beale, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 125
Birmingham, AL 35242

FILE NO: 93294SH
LOAN NO:
BINDER NO:

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northwest corner of the SE 1/4 of SW 1/4 of Sec. 35, Township 17 South, Range 1 East; thence South along the West line of said 1/4-1/4 Section distance of 424 feet thence run in a Northwesterly direction, along the North line of Grantee's present lot, 105 feet to the point of beginning of tract herein described; thence run South along East line of Grantee's present lot a distance of 240 feet more or less, thence run North 60 deg. 49 min. 14 sec. East 104.35 feet, thence North 0 deg. 47 min. 13 sec. East 211.04 feet, thence West approx. 104.35 feet more or less, parallel to the Hazel Alexander Property line, to the beginning.

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