

SEND TAX NOTICE TO:

Bret A. and Paula R. Zabransky

105 Southern Hills Drive

Calera, Alabama 35040

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1997-22085

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand Five Hundred and No/100 (\$27,500.00) DOLLARS, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Larry W. Pearce**, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto **Bret A. Zabransky and wife, Paula R. Zabransky** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

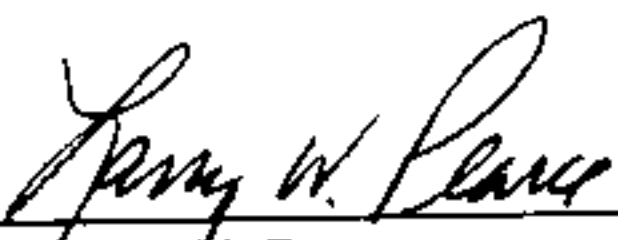
Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

The above described property constitutes no part of the homestead of the grantor or grantor's spouse herein.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

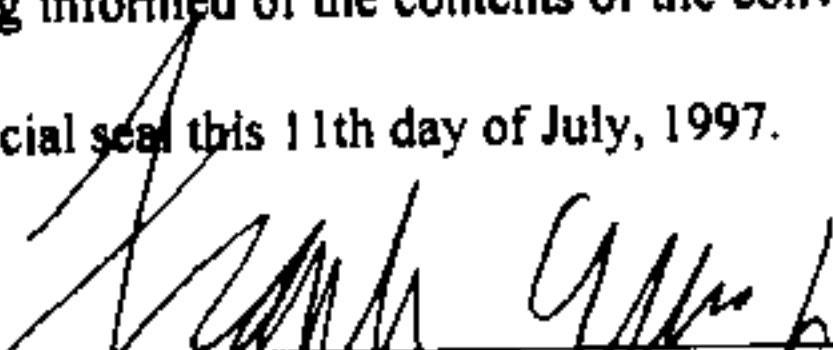
IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 11th day of July, 1997.

 (SEAL)
Larry W. Pearce

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry W. Pearce**, 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 11th day of July, 1997.

 (SEAL)
Notary Public

07/14/1997-22085
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
38.50
002 MEL

EXHIBIT "A"

Commence at the Southwest corner of the Southwest quarter of the Northwest quarter of section 19, Township 21 South, Range 1 East and run Northerly along the west line of said 1/4-1/4 section 495.44 feet to a point where the north line of the Hylott Armstrong lot crosses the said west line of the said Southwest quarter of the Northwest quarter which point is the point of beginning of the property herein conveyed and marked by an iron pipe which point is also the Northeast corner of Lot #12 of the Highlands Subdivision; thence continue northerly along said west line 484.60 feet, more or less, to the south right of way line of North Highland Drive; thence turn an angle to the right of 88 degrees 45 minutes 30 seconds and run easterly and parallel with the south line of said section 450.0 feet to a point; thence turn an angle to the right of 91 degrees 14 minutes 30 seconds and run southerly and parallel to the west line of said 1/4-1/4 section 484.60 feet, more or less, to a point 100.0 feet east of the Northeast corner of said Hylott Armstrong lot on an extension of the north line of said lot; thence turn an angle of 88 degrees 45 minutes 30 seconds to the right and run westerly along said north line and the extension thereof and parallel to the south line of said 1/4-1/4 section 450.0 feet, more or less, to the point of beginning, and being a part of the Southwest quarter of the Northwest quarter of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to:

1. Right of ingress and egress, and the right to install utilities over and across the existing driveway leading to the former Tom Nolen residence from North Highland Drive in favor of present owners, their heirs, successors and assigns.
2. Easement to Central Development Corp. recorded in Deed Book 286, Page 823 in Probate Office of Shelby County, Alabama.
3. Restrictions as recorded in Deed Book 252, Page 11 in Probate Office.
4. Utility easement to Columbiana Water Authority for water line.

SIGNED FOR IDENTIFICATION:


Larry W. Pearce

Inst # 1997-22085

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