

SEND TAX NOTICE TO:

(Name) Phillip A. Powell
519 Buck Creek Lane
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 Rev. 1001
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 One Hundred Eighteen Thousand and no/100-----DOLLARS

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

Timothy W. Pietrzykowski and wife, Jana L. Pietrzykowski

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

Phillip A. Powell and wife, Kristin Powell

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

Shelby

County, Alabama to-wit:

Lot 22, according to the survey of Buck Creek Landing, as recorded in Map Book 20, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$94,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-32351
08/20/1998-32351
08:29 AM CERTIFIED
NOTARY PUBLIC
101 CHM 11 22.30

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 18th day of August, 19 98.

WITNESS:
_____(Seal)_____
_____(Seal)_____
_____(Seal)_____
Timothy W. Pietrzykowski (Seal)
Jana L. Pietrzykowski (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, _____, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy W. Pietrzykowski and Jana L. Pietrzykowski 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 18th day of August, A. D., 19 98
Janet F. Pason
Notary Public.