

WARRANTY DEED

(\$190,250.00)

THE STATE OF Alabama
COUNTY OF Jefferson }

THIS WARRANTY DEED, made and entered into on this, the 12th day of January, 1999, by and between Thomas E. Ponikvar and Catherine M. Ponikvar, husband and wife, as part 1e of the first part, and Amy Sandusky

as part y of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 80, according to the Survey of 11th Sector, meadow Brook, as recorded in Map Book 9, page 6 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 171,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part 1e of the first part hereby covenant with and represent unto the said part y of the second part, her heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1999 which are due and payable October 1, 1999 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, her heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part 1e of the first part have hereunto set their hands and seals on the day and year first above written.

Thomas E. Ponikvar (Seal)
Thomas E. Ponikvar

Catherine M. Ponikvar (Seal)
Catherine M. Ponikvar

THE STATE OF Ohio
COUNTY OF Franklin }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E. Ponikvar and Catherine M. Ponikvar, husband and wife whose name THEY 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 seal this the 12th day of January, 1999

Frieda Beegle
Notary Public



FRIEDA BEEGLE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT 14, 2000

Prepared by: Cheryl Malotky, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

01/20/1999-02653
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 29.00

1999-02653