

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Kenneth P. Snow
Natalya V. Tishko
2790 Stevens Creek Road
Birmingham, Alabama 35244

Inst # 2001-22431

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Kenneth P. Snow and wife, Natalya V. Tishko** (herein referred to as grantors) do grant, bargain, sell and convey unto **Kenneth P. Snow and Natalya V. Tishko** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description:

Lot 22, Block 2, according to the Survey of Gross' Addition to Altadena South, 2nd Phase, of 1st Sector, as recorded in Map Book 6, page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

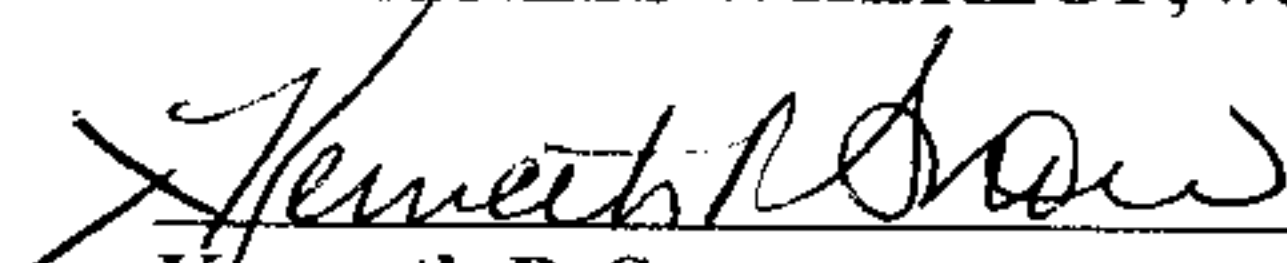
1. Ad valorem taxes for the current year and each year thereafter.
2. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated December 2, 2001, recorded in Instrument Number 2001-04464, in the Probate Office of Shelby County, Alabama.
3. Restriction as recorded in Misc. Book 3, Page 817.
4. 5 foot easement on east and rear of lot.
5. 35 foot building line shown on recorded map.
6. Minerals excepted in Deed Book 5, Page 356.
7. Easement to South Central Bell in Deed Book 320, page 918.
8. Easement to Alabama Power Company in Deed Book 102, Page 52 and Deed Book 187

Grantors and Grantees herein are one and the same persons. This deed is given solely to grant survivorship status to the Grantees.

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 thereby 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey, the same as aforesaid; that we will and 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 hands and seals this 25th day of April, 2001.


Kenneth P. Snow


Natalya V. Tishko

ACKNOWLEDGMENT ON PAGE TWO

06/04/2001-22431
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.50

Warranty Deed
Page Two
Snow/Tishko to Snow/Tishko

STATE OF ALABAMA
JEFFERSON COUNTY

On this 25th day of April, 2001, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that **Kenneth P. Snow and wife, Natalya V. Tishko**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 25th of April, 2001.

My Commission expires: 05-15-01



Notary Public
AFFIX SEAL

Inst # 2001-22431

06/04/2001-22431
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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