

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifteen Thousand Dollars (\$15,000.00), the receipt and sufficiency of which are hereby acknowledged, that, W. O. Letson, JR., and wife Sherry W. Letson hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Michael R. Poltorak, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West, run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 164.55 feet to the point of beginning; thence continue in a straight line a distance of 325.56 feet; thence left 99 degrees 23 minutes a distance of 190.07 feet; thence right 4 degrees 12 minutes a distance of 153.04 feet; thence right 24 degrees 52 minutes a distance of 102.93 feet; thence left 108 degrees 06 minutes a distance of 195.22 feet; thence left 26 degrees 18 minutes a distance of 132.25 feet; thence left 65 degrees 17 minutes a distance of 387.75 feet to the point of beginning.

ALA. Reg. NO. 6169

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

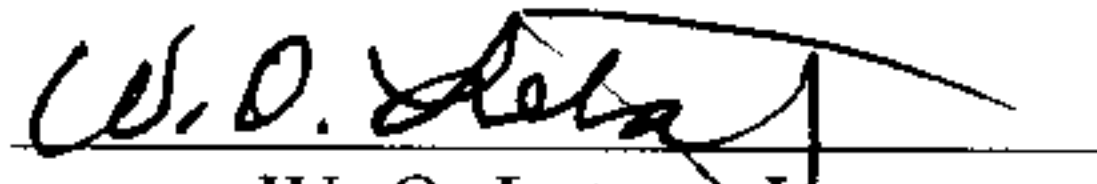
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, does individually and for the heirs, executors, and administrators of the Grantors art covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

08/07/2001-33229
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 29.00

Inst # 2001-33229

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this the 8th day of August, 2001, at Shelby, Alabama.


W. O. Letson Jr.


Sherry W. Letson

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGEMENT

I, Angela Thomas , a Notary Public for the State at Large, hereby certify that W.O. Letson, wife Sherry W. Letson and Michael R. Poltorak, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of August, 2001



Notary Public

My Commission Expires: June 18, 2005

THIS INSTRUMENT PREPARED BY:

William P. Powers
100 North Main Street
Columbiana, AL 35051

Inst # 2001-33229

08/07/2001-33229
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 29.00