

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Jeffrey E. Cwynar
Dawn C. Cwynar
5037 Old Cahaba Avenue
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty thousand and 00/100 (\$150,000.00) Dollars [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Anton V. Radkevich and wife, Tabitha M. Radkevich (herein referred to as grantors) do grant, bargain, sell and convey unto Jeffrey E. Cwynar and wife, Dawn C. Cwynar (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 503, according to the Survey of the Amended Map of Old Cahaba, The Park Sector, as recorded in Map Book 25, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 20, 2003.

WITNESS:

_____(SEAL)

_____(SEAL)

Anton V. Radkevich (SEAL)
Anton V. Radkevich
Tabitha M. Radkevich (SEAL)
Tabitha M. Radkevich

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anton V. Radkevich and wife, Tabitha M. Radkevich, 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 on August 20, 2003.

[Signature]
NOTARY PUBLIC

My commission expires: 4-6-04