

THIS INSTRUMENT PREPARED BY:
Theresa A. Tkacik
Haskell Slaughter Young & Rediker LLC
1400 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203
Telephone 205-251-1000

Send Tax Notice To:
✓ David F. Tkacik
4940 Mountain View Parkway
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and No/100's (\$10.00) and other good and valuable consideration to the undersigned Grantor, **DAVID F. TKACIK, a widowed and not remarried man** (the "Grantor"), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto **DAVID F. TKACIK** (the "Grantee"), the real property, situated in Shelby County, Alabama, more particularly described as follows:

Lot 11, Block 2 according to the Map and Survey of Gross' Addition to Altadena South, First Phase of First Sector, as recorded in Map Book 5, Page 122 in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER with a private easement for septic tank field lines and a sanitary sewer line under the following described real property:

Lot 12, in Block 2, according to the Map and Survey of Gross' Addition to Altadena South, First Phase of First Sector as recorded in Map Book 5, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: COMMENCE at the NE Corner of said Lot 12; thence Southerly and along the East line of said Lot 12 a distance of 7.52 feet to the point of beginning of the easement herein described; thence 56 degrees 16 minutes right and Southwesterly a distance of 95.0 feet to a point; thence 56 degrees 16 minutes left and Southerly a distance of 30.0 feet to a point; thence 123 degrees 44 minutes left and Northeasterly to a point 10 feet Westerly of, when measured at right angle, the East line of said Lot 12; thence Southerly and parallel to and 10 feet Westerly of, the said East line of said Lot 12 to the Northerly right-of-way line of Al-Linn Circle; thence Easterly and along the said Northerly right-of-way line of Al-Linn Circle to the Southeast corner of said Lot 12; thence Northerly and along said East line of said Lot 12 a distance of 216.19 feet, more or less, to the point of beginning of the easement herein described.

SUBJECT TO: Easement(s), right-of-way(s), set back(s), covenant(s), restriction(s),

limitation(s) and encumbrance(s) of record, if any.

David F. Tkacik being the surviving Grantee of that certain Deed from Gross Building Company, Inc., as Grantor, to David F. Tkacik and wife, Anne E. Tkacik, as Grantee, said Deed being recorded at Deed Book 293, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama, on June 20, 1975 and of that certain Grant of Easement from Gross Land Development Company, Inc., as Grantor, to David F. Tkacik and wife, Anne E. Tkacik, as Grantee, said Grant of Easement being recorded at Deed Book 314, Page 158 in the Office of the Judge of Probate of Shelby County, Alabama, on August 8, 1978. The said Anne E. Tkacik having deceased May 12, 2001.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever. And Grantor does for himself and for his heirs and assigns, covenant with Grantee and Grantee's heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he shall, and his heirs and assigns shall, warrant and defend the same to Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, has hereunto set his hand and seal this 9th day of March, 2004.

Grantor:

David F. Tkacik
David F. Tkacik

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **David F. Tkacik, a widowed and not remarried man**, whose name as Grantor, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same as a free and voluntarily act, under no constraint or undue influence.

GIVEN under my hand and seal, this 09th day of March, 2004.

[NOTARIAL SEAL]

Chit J
Notary Public

My Commission Expires: July 9, 2004