

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
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Send Tax Notice To:
Keith A. and Katie Bialkom
201 Beaver Trail
Pelham, AL 35124



20041216000686760 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
12/16/2004 11:31:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED \$ 10,000.00

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KEITH BIALKO AND WIFE, KATIE BIALKO

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

KEITH A. BIALKO AND KATIE BIALKO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BIALKO LIVING TRUST DATED DECEMBER 01, 2004 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 102, according to the Survey of Beaver Creek Preserve, Second Sector, as recorded in Map Book 26, Page 54, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of December, 2004.

Keith Bialko
Katie Bialko

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Keith Bialko and Katie Bialkoi, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 1 day of December, 2004.

Notary Public
My Commission Expires: 10/8/2006

