

SEND TAX NOTICE TO:

George Yarchak

116 CLEAR SPRINGS WAY LOT 13  
SHELBY, AL 35143

THIS INSTRUMENT WAS PREPARED BY:  
WALLACE, ELLIS, FOWLER & HEAD  
P O BOX 587  
COLUMBIANA, AL 35051

**WARRANTY DEED, JOINT SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**



20050114000024160 Pg 1/1 42.50  
Shelby Cnty Judge of Probate, AL  
01/14/2005 12:57:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty One Thousand Five Hundred and no/100----- Dollar (\$31,500.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **George Yarchak and wife, Diana Faye Yarchak**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Hidden Springs, Sector 2, as recorded in Map Book 32, Page 97 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants  
Recorded in the Probate Office of Shelby County, Alabama, as Instrument  
No. 20040503000230270.
- (2) Building setback lines, easements, and conditions as shown on plat of  
Hidden Springs, Second Sector, recorded in Map Book 32, Page 97,  
Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by  
Any of Grantor's predecessors in title. Grantor conveys to Grantee any  
Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being  
Limited to, right of way granted to South Central Bell by instrument  
Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby  
County, Alabama.

**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 hereby 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 Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has, by its Managing Member, hereunto set its hand and seal, this 14th day of December, 2005.

**HIDDEN SPRINGS, LLC,**  
an Alabama Limited Liability Company

BY: Frank Corley Ellis, III  
Frank Corley Ellis, III - Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 14th day of December, 2005.

Collette Fulmer  
Notary Public  
My Commission Expires: 10/6/08