


Send tax notice to:  
STEPHEN H. STRITIKUS  
108 SUNSET TRAIL  
ALABASTER, AL 35007

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243

BHM 0500147

STATE OF ALABAMA  
COUNTY SHELBY

  
20050120000031010 Pg 1/2 55.50  
Shelby Cnty Judge of Probate, AL  
01/20/2005 12:41:00 FILED/CERTIFIED

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Four Thousand Five Hundred and 00/100 Dollars (\$204,500.00) in hand paid to the undersigned Jeffery A. Pollard and Dana Pollard, Husband and Wife (hereinafter referred to as Grantors") by Stephen H. Stritikus and Keri E. Stritikus, Husband and Wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Map and Survey of Stage Coach Trace, Sector I, as recorded in Map Book 25, Page 24 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

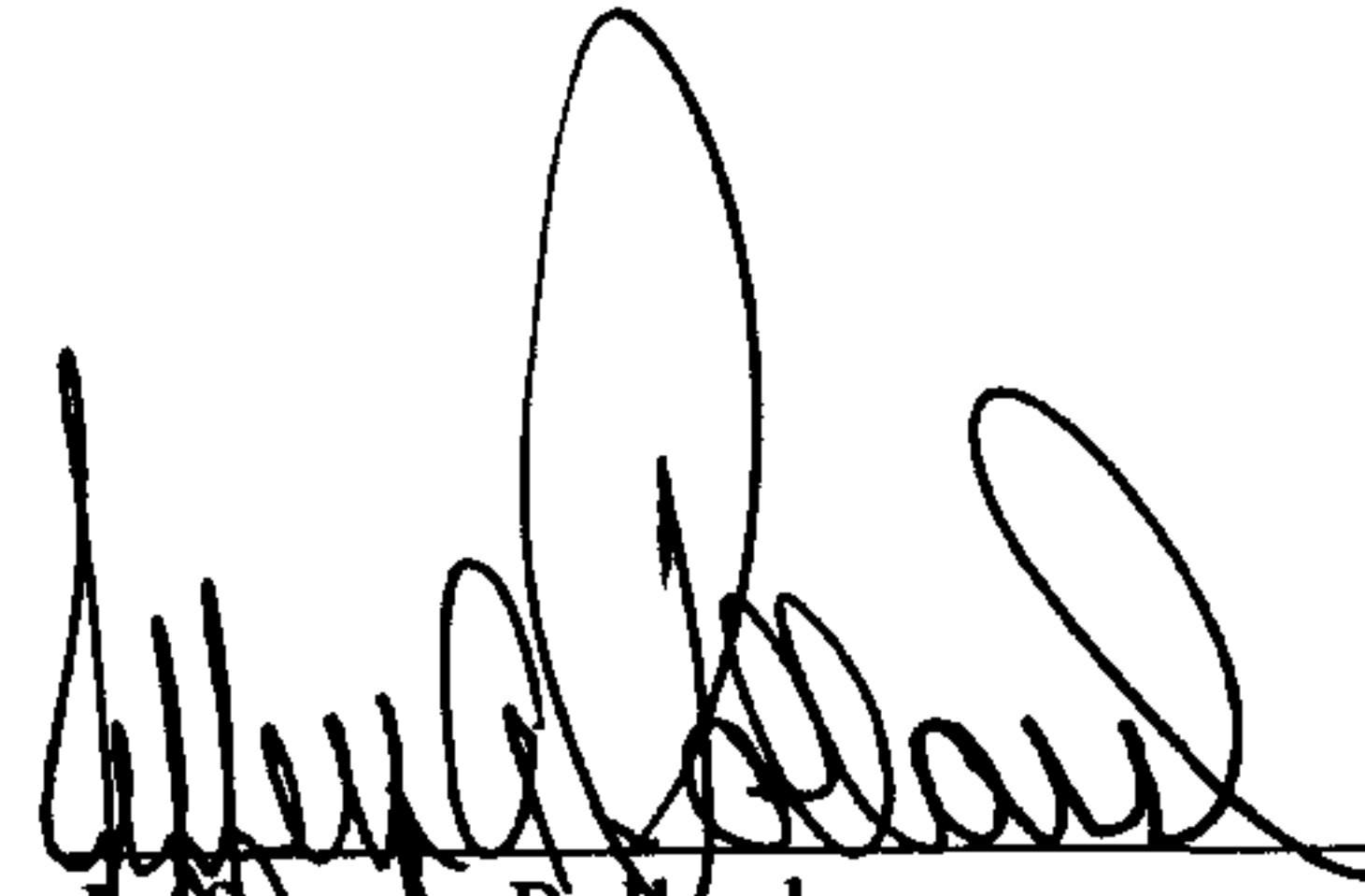

\$163,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Keri

IN WITNESS WHEREOF, Grantor(s) Jeffery A. Pollard and Dana Pollard hereunto set their signature(s) and seal(s) on January 11, 2005.

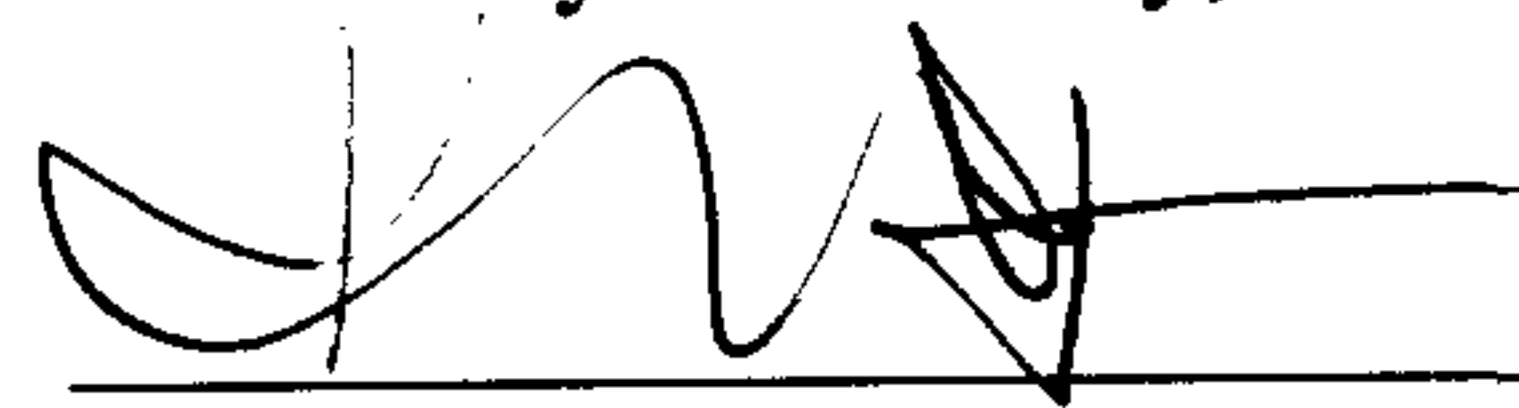
  
Jeffery A. Pollard  
  
Dana Pollard

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery A. Pollard and Dana Pollard, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January, 2005.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: Kimberly D. Hawkins  
Commission Expires: 1/8/17