

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: John E. Marcinowski Jane A. Marcinowski 188 Hayesbury Court Pelham, AL 35124

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 forty-six thousand five hundred and 00/100 (\$146,500.00) Dollars [of which amount \$117,200.00 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, Manoj Morwale and wife, Swati S. Birari (herein referred to as grantors) do grant, bargain, sell and convey unto John E. Marcinowski and Jane A. Marcinowski (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 156, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, Page 89, 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	d(s) and seal(s), this November 18, 2005. ✓
WITNESS:	
(SEAL)	Manoj Morwałę (SEAL)
(SEAL)	Swati S. Birari (SEAL)
STATE OF ALABAMA JEFFERSON COUNTY	
I, the undersigned, a Notary Public in and for said County, Swati S. Birari, whose name(s) are signed to the foregoing converse on this day, that, being informed of the contents of the converse bears date.	veyance, and who are known to me, acknowledged before
Given under my hand and official seal on November 18, 2	
My commission expires: 4-6-08	NOTARY PUBLIC
Shelby County, AL 11/23/2005 State of Alabama	THIN C. KEITHING
Deed Tax: \$29.50	NOTARY

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