

SEND TAX NOTICE TO:

Gail L. James
736 Barkley Circle
Alabaster, AL 35007

This instrument was prepared by

James V. Spencer, III
Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

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

That in consideration of \$154,000.00 and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Bernard W. Janovsky** and **Mildred F. Janovsky**, his wife, (herein referred to as grantors), grant, bargain, sell and convey unto **Gail L. James** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 45, according to the Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

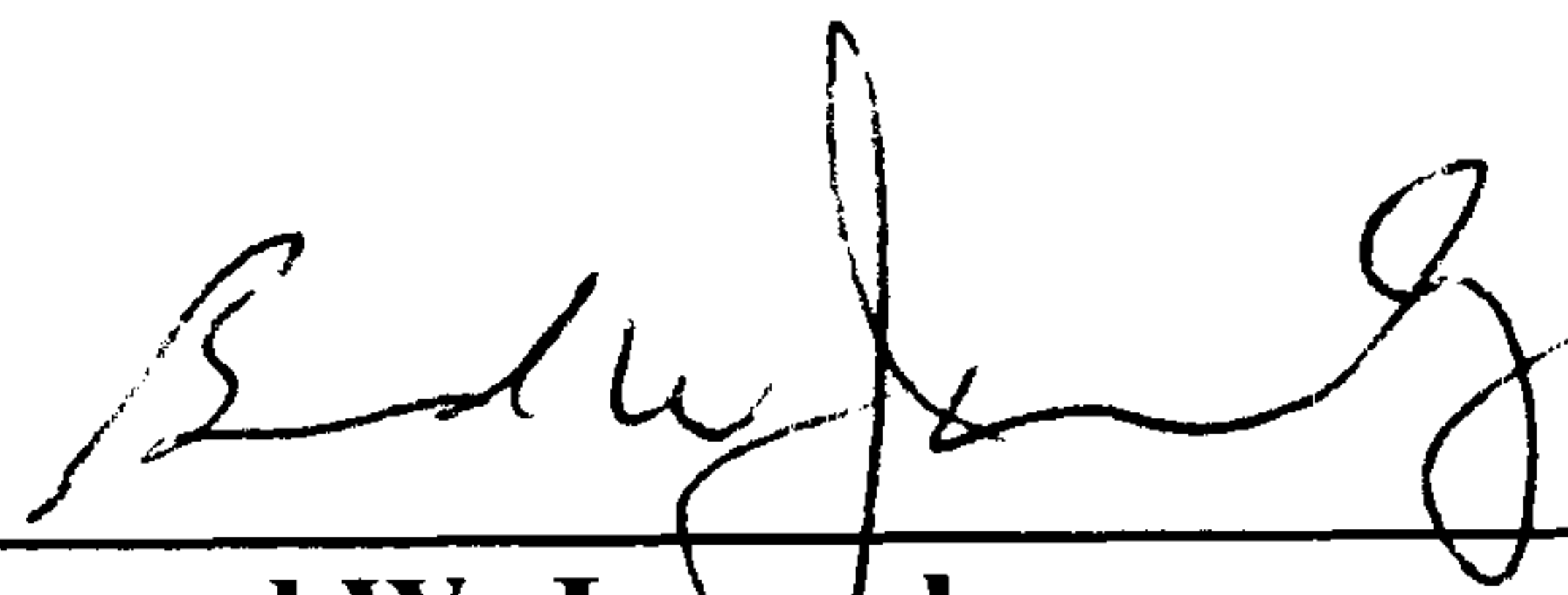
1. General and special taxes for the current year and subsequent years.
2. A 30 foot building line from the front lot line on a 5 foot utility easement along the rear lot line, as shown on recorded map.
3. Restrictions as shown on recorded map(s).
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 105, Pages 25 and 26 and Deed Book 117, Page 280.
5. Easement(s) to Plantation Pipeline, as recorded in Deed Book 112, Page 378.
6. Agreement with the City of Alabaster in Instrument #1998-29227.


7. Restrictions appearing of record in Instrument #2000-30023 and amended in Instrument #2001-20837 and further amended in Instrument #2001-25063.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of January, 2006.


Bernard W. Janovsky


Mildred F. Janovsky

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, James V. Spencer, III, a Notary Public in and for said County, in said State, hereby certify that **Bernard W. Janovsky and Mildred F. Janovsky**, his wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January A.D., 2006.




Notary Public

My Commission Expires: 9-24-09

Shelby County, AL 01/25/2006
State of Alabama

Deed Tax: \$154.00