

20070521000235880 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/21/2007 03:34:10PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
B & D REALTY
PO Box 670
PEZHAM, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

\$ 5,000.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED AND NO/100 DOLLARS (\$100.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **BRIAN MICHAEL KORNOWICZ, an unmarried person, AND DARYL DWAYNE POARCH, a married person,** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **B & D REALTY, LLC,** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the Southwest corner of Lot 2A of Monroe's Industrial Park, Second Addition, as recorded in Map Book 27, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama and run thence North 05°56'26" East a distance of 308.20 feet to a found rebar corner; thence run South 81°12'48" East a distance of 107.58 feet to a found rebar corner; thence run north 00°05'23" East a distance of 335.37 feet to a found rebar corner; thence run South 89°54'37" East a distance of 6.00 feet to a found rebar corner; thence run North 00°05'23" East a distance of 39.03 feet to a found rebar corner; thence run North 89°54'37" West a distance of 6.00 feet to a found rebar corner; thence run North 00°05'23" East a distance of 48.77 feet to a found rebar corner and the point of beginning to the property being described; thence run South 89°38'52" West a distance of 194.21 feet to a found rebar corner on the east margin of McCain Parkway, a paved public roadway; thence run North 05°18'40" East along said margin of said McCain Parkway a distance of 298.57 feet to a found rebar corner; thence run North 82°55'39" East a distance of 167.31 feet to a found rebar corner; thence run South 00°44'00" East a distance of 171.88 feet to a found rebar corner; thence run South 00°39'35" West a distance of 144.84 feet to the point of beginning.

This property is not the homestead of the married grantor or his spouse.

Subject to:

- (1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) Mortgage to First United Security Bank recorded in Instrument 20060829000423830 in the Probate Office of Shelby County, Alabama;
- (4) All other easements, restrictions, covenants, and rights of way of record.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

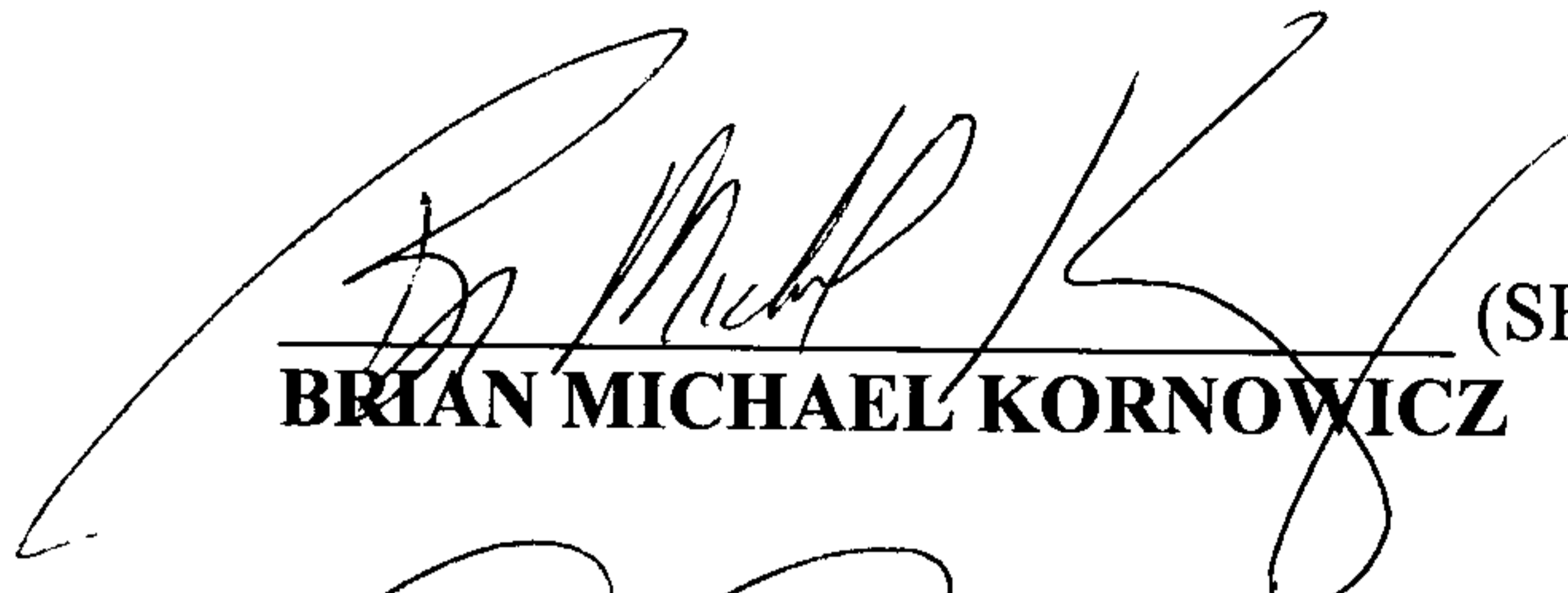
Shelby County, AL 05/21/2007
State of Alabama

Deed Tax: \$5.00



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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th
day of May, 2007.


(SEAL)
BRIAN MICHAEL KORNOWICZ



(SEAL)
DARYL DWAYNE POARCH

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that BRIAN MICHAEL KORNOWICZ AND DARYL DWAYNE POARCH, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2007.

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008


Notary Public

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.]