

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Mary Janet Cibulski
2116 Brook Highland Ridge
Birmingham, Alabama 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and 00/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Peter J. Vorster and Allene Dunn Vorster, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mary Janet Cibulski**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:


See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28th day of February, 2008.



Peter J. Vorster


Allene Dunn Vorster

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Peter J. Vorster and Allene Dunn Vorster, husband and 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2008.


NOTARY PUBLIC
My Commission Expires: 10-26-2010

20080229000083730 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
02/29/2008 02:38:04PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northwest corner of the East ½ of the SE ¼ of the NW ¼ of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South a distance of 1963.25 feet to point of beginning; thence continue South along the West line of the East ½ of the NE ¼ of the SW ¼ of said Section 35 a distance of 401.15 feet to the Northeast right-of-way line of a railroad; thence angle left 67 degrees 24 minutes 30 seconds and run Southeasterly 216.62 feet along said right-of-way line; thence angle left 112 degrees 35 minutes 30 seconds and run North 484.36 feet; thence angle left 90 degrees and run 200.0 feet to point of beginning, said property containing 2.032 acres, more or less, according to survey.

ALSO, Commence at the Northwest corner of the East ½ of the SE ¼ of the NW ¼ of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South a distance of 1562.1 feet to point of beginning; thence continue South along the West line of the East ½ of the NE ¼ of the SW ¼ of said Section 35 a distance of 400.06 feet; thence angle left 90 degrees for a distance of 200.0 feet; thence angle left 90 degrees for a distance of 400.06 feet; thence angle left 90 degrees for a distance of 200.0 feet to point of beginning, said property containing 1.835 acres, more or less, according to survey of Charles A. Browne, Registered Land Surveyor #10083.

ALSO, Commence at the Northwest corner of the East ½ of the SE ¼ of the NW ¼ of said Section 35, thence run South along the West line of said East ½ a distance of 984.46 feet to the center of a chert road, said road being a part of Shelby County Highway 450, for point of beginning, thence continue South along said West line 587.96 feet to an existing 1" crimped iron, thence angle left 90 degrees and run East 200.0 feet, thence angle left 90 degrees and run North 498.76 feet to the center of said chert road, thence angle left 65 degrees, 57 minutes, 50 seconds and run Northwesterly along said road 218.99 feet to point of beginning, said property containing 2.49 acres, more or less; less and except a Right of Way for Shelby County 450' along Northerly side of said property.

RIGHT OF WAY EASEMENT:

A 24 foot easement located in the East ½ of the SE ¼ of the NW ¼ and in the East ½ of the NE ¼ of the SE ¼ of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the East ½ of the SE ¼ of the NW ¼, of said Section 35, thence run South along the West line of said ¼ - ¼ Section for a distance of 998.60 feet to the Southside of a chert County road, known as Shelby County Highway #450, for point of beginning; thence continue 563.5 feet; thence angle left 90 degrees and run 24.0 feet; thence angle left 90 degrees and run 563.5 feet to the South side of said County road; thence angle left 90 degrees and run 24.0 feet to point of beginning.



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Shelby County, AL 02/29/2008
State of Alabama

Deed Tax:\$60.00