

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Theodore G. Kizoff
235 Joal Lane
Wilsonville, AL. 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **THEODORE G. KIZOFF, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **THEODORE G. KIZOFF and DANA V. POUPARD (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SW corner of SW¼ of the NW¼ of Section 16, Township 21 South, Range 1 East, Shelby county, Alabama; thence run Northerly along the West line thereof for 694.42 feet; thence 90 degrees 4 minutes 29 seconds right run Easterly for 30.31 feet to the point of beginning; thence continue along the last described course for 644.84 feet; thence 89 degrees 56 minutes 38 seconds right run Southerly for 355.00 feet; thence 78 degrees 19 minutes 3 seconds right run Southwesterly for 277.69 feet; thence 38 degrees 1 minutes 13 seconds right run Northwesterly for 322.32 feet; thence 32 degrees 5 minutes 59 seconds right run Northwesterly for 160.82 feet; thence 31 degrees 37 minutes 13 seconds right run Northerly for 131.82 feet to the point of beginning.

*Also, a 40-foot easement, the centerline of which being more particularly described as follows:
Commence at the SW corner of SW¼ of the NW¼ of Section 16, Township 21 South, Range 1 East, Shelby county, Alabama; thence run Northerly along the West line thereof for 694.42 feet; thence 90 degrees 4 minutes 29 seconds right run Easterly for 30.31 feet; thence continue along the last described course for 644.84 feet; thence 89 degrees 56 minutes 38 seconds right run Southerly for 355.00 feet; thence 78 degrees 19 minutes 3 seconds right run Southwesterly for 277.69 feet; thence 38 degrees 1 minutes 13 seconds right run Northwesterly for 285.16 feet to the point of beginning; thence 39 degrees 16 minutes 32 seconds right run Northwesterly for 30.90 feet; thence 37 degrees 20 minutes 1 seconds left run Northwesterly for 108.97 feet; thence 18 degrees 55 minutes 10 seconds left run Westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run Westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run Southwesterly for 197.96 feet to the Easterly right of way line of Shelby County Highway 5 and the point of beginning.*

According to survey of Thomas E. Simmons, RLS #12945, dated November 22, 2000.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of JULY, 2008.




THEODORE G. KIZOFF

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **THEODORE G. KIZOFF**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of JULY, 2008.


20080710000278410 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
07/10/2008 09:41:12AM FILED/CERT

Shelby County, AL 07/10/2008
State of Alabama
Deed Tax: \$5.00



Notary Public

My Commission Expires: 10/16/08

