

20080807000317580 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/07/2008 11:24:26AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P. O. Box 822
Columbiana, AL 35051

Shelby County, AL 08/07/2008
State of Alabama

Deed Tax: \$3.00

Send Tax Notice to:
Leonard Lubala
Leomkuu Lubala
100 Milgray Lane
Calera, AL 35040

SPECIAL WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS AND NO/100 (\$165,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN A THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.**, grant, bargain, sell and convey unto **LEONARD S. LUBALA AND LEOMKUU L. LUBALA**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 29, according to the survey of Southern Hills, Sector 5, as recorded in Map Book 16, Page 132, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$162,450.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$00.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

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

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of July, 2008.

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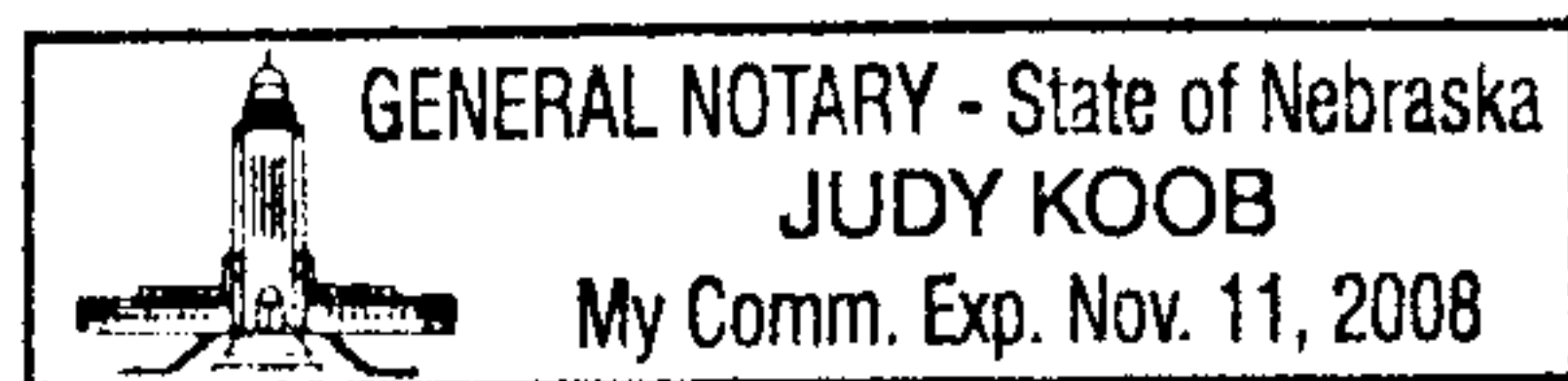
Trust Agreement dated the 14th day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr.

N.P. Dodge, Jr.
By: N.P. Dodge, Jr., as Trustee

STATE OF Nebraska
COUNTY OF Douglas

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **N.P. Dodge, Jr.**, whose name as Trustee under the Trust agreement dated the 14th day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr., 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 in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of July, 2008.



Judy Koob
Notary Public

My Commission Expires: Nov 11, 2008