

THIS INSTRUMENT PREPARED BY:
Kristy Liggan Riley
Riley & Riley, P.C.
3829 Lorna Road
Suite 300
Birmingham, AL 35244

\$ 74,000.00 JFW
SEND TAX NOTICE TO:
J. Peter Wolnski
297 Lake Providence Lane
Leeds, AL 35094

WITHOUT BENEFIT OF TITLE SEARCH

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00), love and affection, and other good and valuable consideration, to PEGGY E. WERT, an unmarried woman (the "Grantor"), in hand paid by J. PETER WOLNSKI AND AMY R. WOLNSKI (the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot A2B, according to the Resurvey of Lots A2A and A2B Wolnski Family Subdivision, as recorded in Map Book 40, page 50, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is to convey all property added to lot A2B in the resurvey map recorded in Map Book 40, Page 50 in the Probate Office of Shelby County, Alabama on August 4, 2008.

TOGETHER WITH: A twenty (20) foot easement for ingress and egress, to provide access to and from the property herein conveyed, said easement being shown and designated as "20' Drive-Way Easement" on the record map of Wolnski Family Subdivision, as recorded in Map Book 27, page 83, in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does, for Grantor and Grantors heirs, executors and administrators, covenant with the Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and Grantor will, and Grantor's heirs, executors and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed on this 10th day of September, 2008.

GRANTOR:

Peggy E. Wert
PEGGY E. WERT

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PEGGY E. WERT, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2008.

Susan Wolnski Richardson

Notary Public State of Alabama

My Commission Expires: 11/28/09