

THIS INSTRUMENT WAS PREPARED BY: Richard W. Theibert, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

> SEND TAX NOTICE TO: Michael Walker Cathy Walker 418 Windchase Way Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

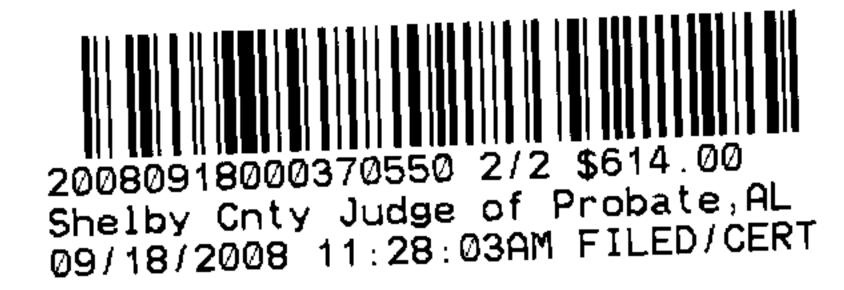
THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Six Hundred Thousand and No/100, (\$600,000.00), DOLLARS, in hand paid to the undersigned, Frank A. Paduch, and spouse, Kim T. Paduch, (hereinafter referred to as "GRANTORS"), by Michael Walker and spouse, Cathy Walker, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 28, according to the Survey of Windchase Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2008, not yet due and payable.
- 2. Easements, or claims of easements, not shown by the public records.
- 3. Restrictions as shown by recorded map.
- 4. Note Map Book 18, Page 55 shows the following reservation: Sink Hole Prone Areas The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, The Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
- Restrictions appearing of record in Instrument 1994-10992, in the Probate Office of Shelby county, Alabama, but omitting any covenant or restriction based on race, color, religion, ex, handicap, familial status, or national origin.
- 6. Mineral and mining rights and rights incident thereto recorded in Instrument 1995-21514, in the Probate Office of Shelby County, Alabama.
- 7. Right of way to Shelby County, recorded in Volume 177, Page 55, in the Probate Office of Shelby County, Alabama.
- 8. Transmission line permit as recorded in Volume 129, Page 550, in the Probate Office of Shelby County, Alabama.



- 9. Building line(s) as shown by recorded map.
- 10. Easement(s) as shown by recorded map.
- 11. Restrictions, Conditions, Covenants, Mineral and mining rights ad rights incident thereto and release of damages recorded in Instrument 1999-46700, in the Probate Office of Shelby County, Alabama.
- 12. First Amended Restrictions appearing of record in Instrument 2000-37357, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of September, 2008.

Frank A. Paduch

(SEAL)

Kim T. Paduch

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frank A. Paduch and spouse, Kim T. Paduch, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2008.

NOTARY PUBLIC

My commission expires:

5-71.12