

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
Michael R. Poltorak
94 Peaceful Valley Road
Columbiana, AL 35051

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY


20090107000005010 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/07/2009 02:06:23PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS (\$5,000.00), the undersigned grantor, PEACEFUL VALLEY LAND & DEVELOPMENT, LLC, an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said MICHAEL R. POLTORAK and JUDITH ANN POLTORAK, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 2:

A part of the NE 1/4 of NW 1/4 , Section 33, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of above said 1/4 - 1/4 , said point being the point of beginning; thence South 83 degrees 09 minutes 29 seconds West a distance of 847.14 feet; thence North 01 degrees 29 minutes 14 seconds East a distance of 418.56 feet; thence North 75 degrees 49 minutes 06 seconds East a distance of 408.89 feet; thence South 46 degrees 05 minutes 07 seconds East a distance of 602.20 feet to the point of beginning.

Situated in Shelby County, Alabama.

Together with:

A non-exclusive easement for ingress, egress, and utilities over and across an existing dirt drive situated on the East 25 feet of the following described property:

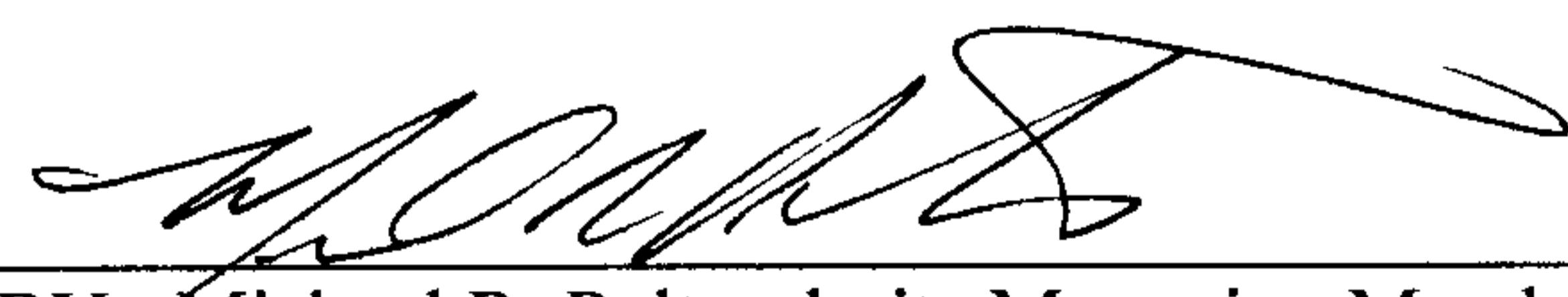
A 60-foot wide strip of land situated in the SE 1/4 of the SW 1/4 of Section 28, and the NE 1/4 of the NW 1/4, Section 33, Township 21 South, Range 1 West, lying West of the following described line, to-wit:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 West; thence South 00 degrees 16 minutes 5 seconds West a distance of 578.89 feet; thence continue along the last described course a distance of 763.92 feet (deed) (751.79 feet measured) South 85 degrees 50 minutes 32 seconds West (deed) (South 83 degrees 11 minutes 47 seconds West measured) for a distance of 847.14 feet; thence North 2 degrees 10 minutes 54 seconds East (deed) (North 1 degree 34 minutes 06 seconds East measured) a distance of 378.92 feet (deed) (418.16 feet measured) to a point; thence continue along the last described course a distance of 1714.82 feet to the Southerly right of way of a 60-foot ingress and egress described in Deed Book 325, Page 732, in the Probate Office of Shelby County, Alabama, being the point of beginning of said 60-foot strip; thence South 68 degrees 59 minutes 35 seconds East (deed) (South 26 degrees 23 minutes East measured) a distance of 314.55 feet to the Westerly right of way line of a 60-foot ingress and egress easement; thence South 1 degree 48 minutes 47 seconds West a distance of 238.43 feet; thence South 24 degrees 29 minutes 13 seconds East a distance of 132.36 feet; thence South 1 degree 36 minutes 38 seconds West a distance of 109.37 feet; thence South 13 degrees 08 minutes 13 seconds West a distance of 240.67 feet; thence South 29 degrees 13 minutes 25 seconds East a distance of 65.47 feet; thence South 14 degrees 34 minutes 59 seconds West a distance of 171.05 feet; thence South 37 degrees 19 minutes 01 seconds East a distance of 247.05 feet; thence South 00 degrees 45 minutes 29 seconds West a distance of 47.34 feet; thence South 28 degrees 39 minutes 20 seconds West a distance of 161.09 feet; thence South 1 degree 44 minutes 14 seconds East a distance of 191.69 feet; thence South 75 degrees 32 minutes 03 seconds West a distance of 410.93 feet to the point of ending of said 60-foot strip. Being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives 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 ever contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR , by Michael R. Poltorak, its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of January, 2009.

PEACEFUL VALLEY LAND & DEVELOPMENT, LLC



BY: Michael R. Poltorak, its Managing Member

STATE OF ALABAMA
SHELBY COUNTY



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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Michael R. Poltorak, whose name as Managing Member of Peaceful Valley Land & Development, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 6th day of January, 2009.



Notary Public

My commission expires: 10-16-2012

Shelby County, AL 01/07/2009
State of Alabama

Deed Tax:\$5.00