

This instrument was prepared by:  
Michael T Atchison, Attorney at Law  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: George Yarchak  
198 N. Timothy  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20090610000222060 1/2 \$88.00  
Shelby Cnty Judge of Probate, AL  
06/10/2009 03:02:03 PM FILED/CERT

That in consideration of One Hundred Seventy Three Thousand Nine Hundred dollars and Zero cents (\$173,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Janice M. Falkner, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto George Yarchak and Diana Faye Yarchak (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years.

Constitutes no part of the homestead of the grantor.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$100,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of May, 2009.

\_\_\_\_\_(Seal) Janice M. Falkner (Seal)  
\_\_\_\_\_(Seal) Janice M. Falkner (Seal)  
\_\_\_\_\_(Seal) (Seal)  
\_\_\_\_\_(Seal) (Seal)

STATE OF ALABAMA

} General Acknowledgment

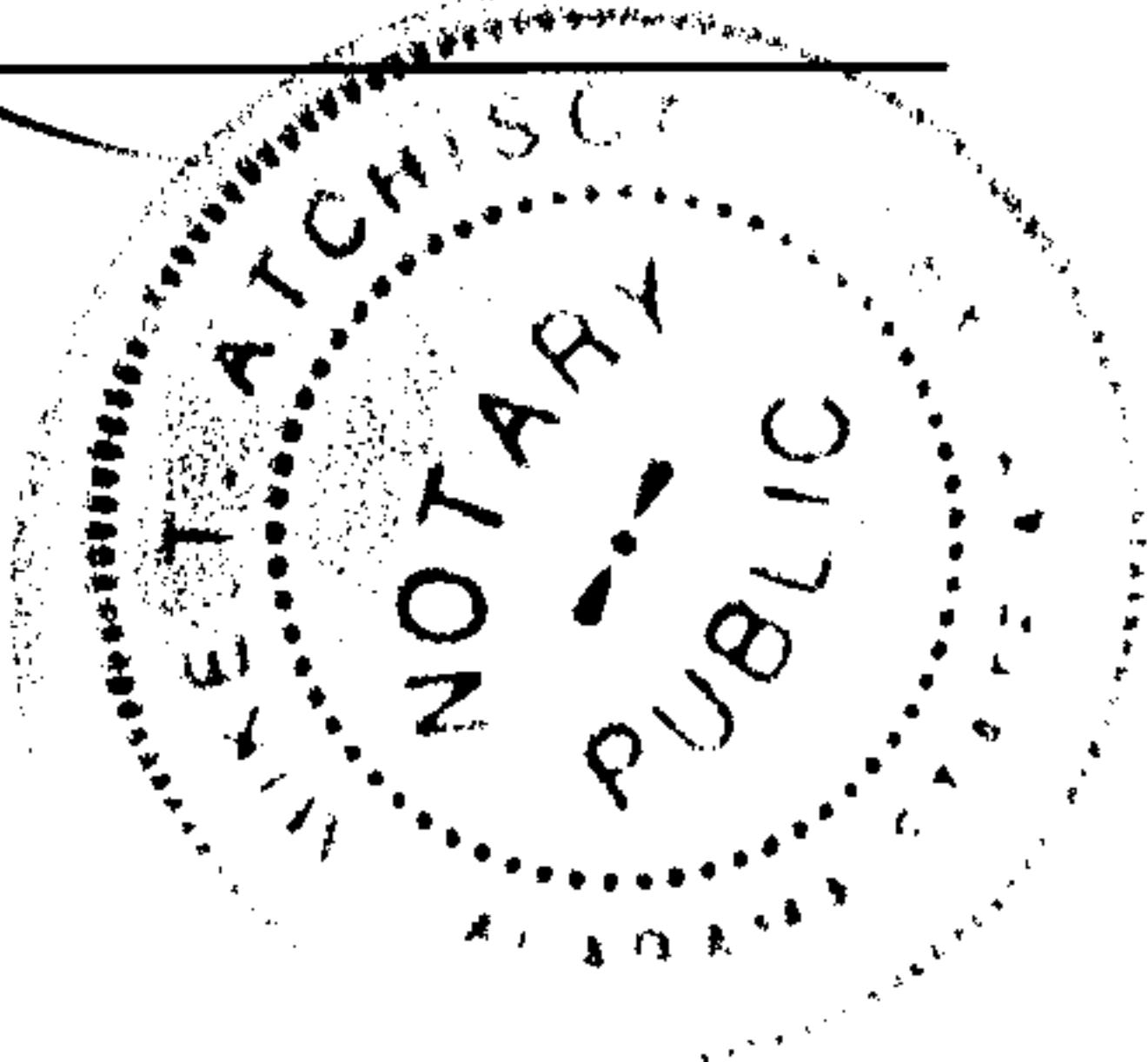
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice M. Falkner 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of May 2009.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/16/2012

Shelby County, AL 06/10/2009  
State of Alabama  
Deed Tax : \$74.00



## EXHIBIT A

Commence at the NE corner of Lot 4A of a resurvey of Lots 1 through 10 of the First Addition to Triple Springs Second Sector, as recorded in Map Book 7, Page 39, in the Office of Judge of Probate in Shelby County, Alabama, said point also being the point of beginning; thence North 78 degrees 35 minutes 44 seconds West along the North line of said Lot 4A a distance of 180.78 feet to the NW corner of said Lot 4A; thence North 0 degrees 34 minutes 13 seconds East a distance of 26.00 feet; thence North 38 degrees 58 minutes 4 seconds East a distance of 110.36 feet; thence South 89 degrees 42 minutes 36 seconds East a distance of 108.29 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 147.0 feet to the point of beginning.

Together with an easement for ingress, egress, and utilities more particularly described as follows: Commence at the NE corner of Lot 4A of a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, Second Sector, as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the point of beginning of an ingress, egress, and utility easement; thence North 01 degrees 17 minutes 27 seconds East a distance of 30.57 feet; thence South 78 degrees 35 minutes 44 seconds East a distance of 50.96 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 30.57 feet; thence North 78 degrees 35 minutes 44 seconds West a distance of 50.96 feet to the point of beginning.



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