



20100315000075100 1/3 \$109.00
Shelby Cnty Judge of Probate, AL
03/15/2010 02:36:22 PM FILED/CERT

Shelby County, AL 03/15/2010

State of Alabama

Deed Tax : \$91.00

This document was prepared by:
Walter F. Scott, LLC
3500 Colonnade Parkway
Suite 350
Birmingham, AL 35243

Send Tax notice to:
Peter J. Kozlowski
454 Heatherwood Drive
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Twenty Five Thousand Dollars and Zero Cents (\$425,000.00) Dollars to the undersigned Grantor, BB&T, a corporation represented by Tony L. Smith it's AUP and with full authority, in hand paid by Peter J. Kozlowski and Lauren Ann Kozlowski, the grantees herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Peter J. Kozlowski and Laren Ann Kozlowski (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for complete property description.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND TO HOLD all of Grantor's rights, title and interest in and to the above described property unto the said Grantees, their heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantees, Grantees heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any per thereof, by, through, or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of February, 2010.

Tony L. Smith
Branch Banking & Trust Company
By: Tony L. Smith
Its: A.U.P.

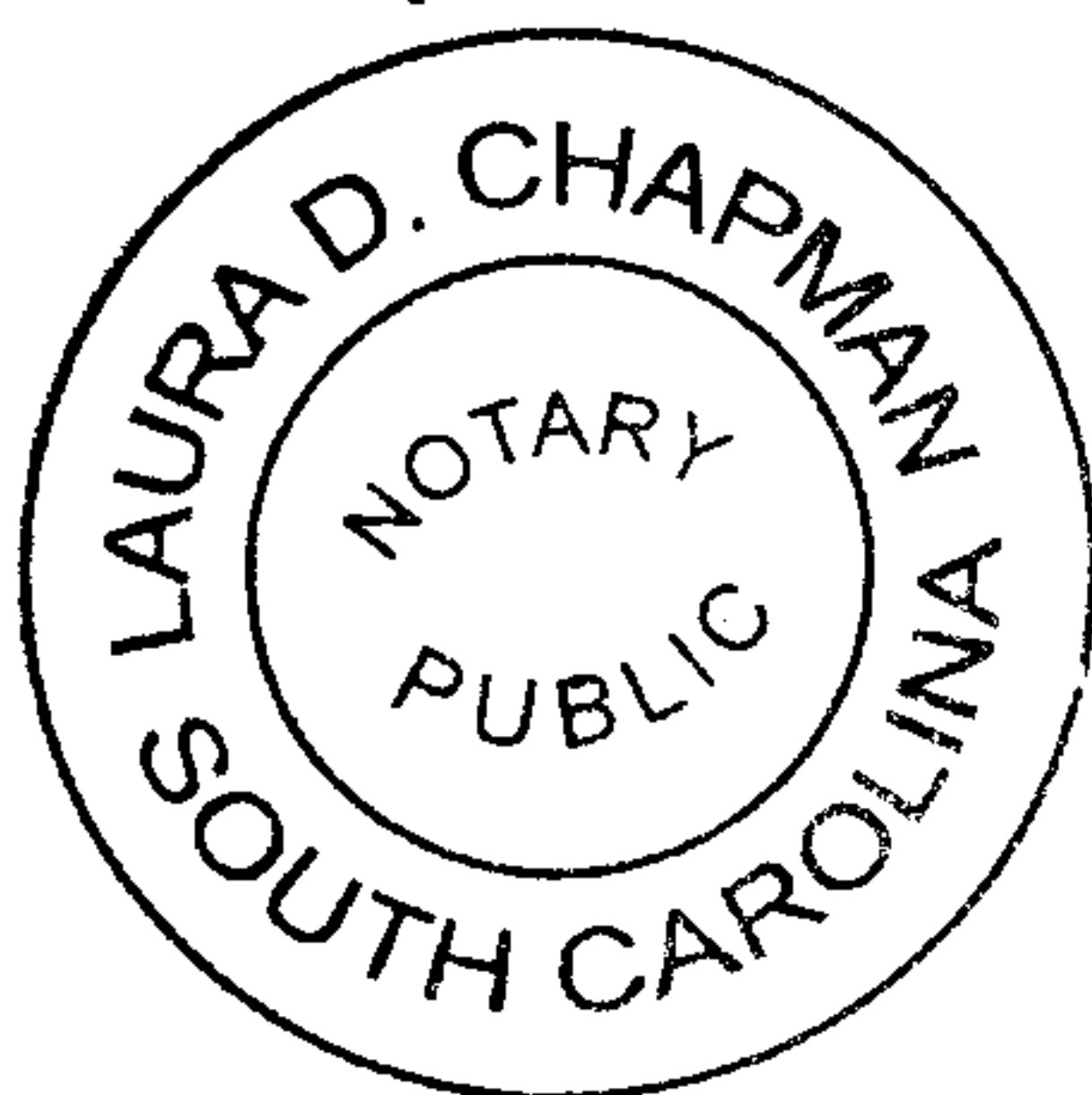
Note: 334,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

STATE OF S.C.

COUNTY OF Greenville


I, Laura D. Chapman, a notary for said County and in said State, hereby certify that Tony L. Smith, whose name as A.U.P. of Branch Banking & Trust Company, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 24th day of Feb., 2010.



Laura D. Chapman
Notary Public

My Commission expires: 6-9-2014


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www.jeffersontitlecorp.com

Agent's File No.: S10-0313

EXHIBIT "A"

Lot 12, according to the Survey of Heatherwood Fourth Sector Seconds Addition, as recorded in Map Book 12, Pages 79, 80 and 81, in the Office of the Judge of Probate of Shelby County, Alabama.