

FEE SIMPLE WARRANTY DEED

(FROM INDIVIDUALS)

20100507000142980 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/07/2010 09:13:48 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, Made this the 29th day of April, 2010, by and between BERNARD WILLIAM JANOVSKY AND MILDRED FISHER JANOVSKY, husband and wife, whose mailing address is 169 Bernard Road, Fort Monroe, Virginia 23651, hereinafter referred to as "Seller", and UNITED STATES OF AMERICA, acting by and through, the US Army Corps of Engineers, Savannah District, with an address of 100 W. Oglethorpe Avenue, Savannah, GA 31401, hereinafter referred to as "Buyer",

The acquiring Federal Agency is US Army Corps of Engineers.

WITNESSETH: That seller(s), for and in consideration of the sum of \$ Three hundred nineteen thousand, five hundred fifty two and 19/100 (\$ 319,552.19 ) Dollars, and other valuable considerations to, seller(s) in hand paid by the buyer(s) at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has/have granted, bargained, sold, conveyed and confirmed, and by these presents, do grant, bargain, sell, convey and confirm, unto the buyer(s), and the buyer's heirs and assigns forever, and said seller further does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, all the following piece, parcel, lot or tract of land, situated, lying and being in the County of Shelby, State of Alabama, and described as follows, to wit:

Lot 28, according to the map or survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C & D, in the Probate Office of Shelby County, Alabama.

BEING Parcel Number : 35-1-01-1-002-020.000

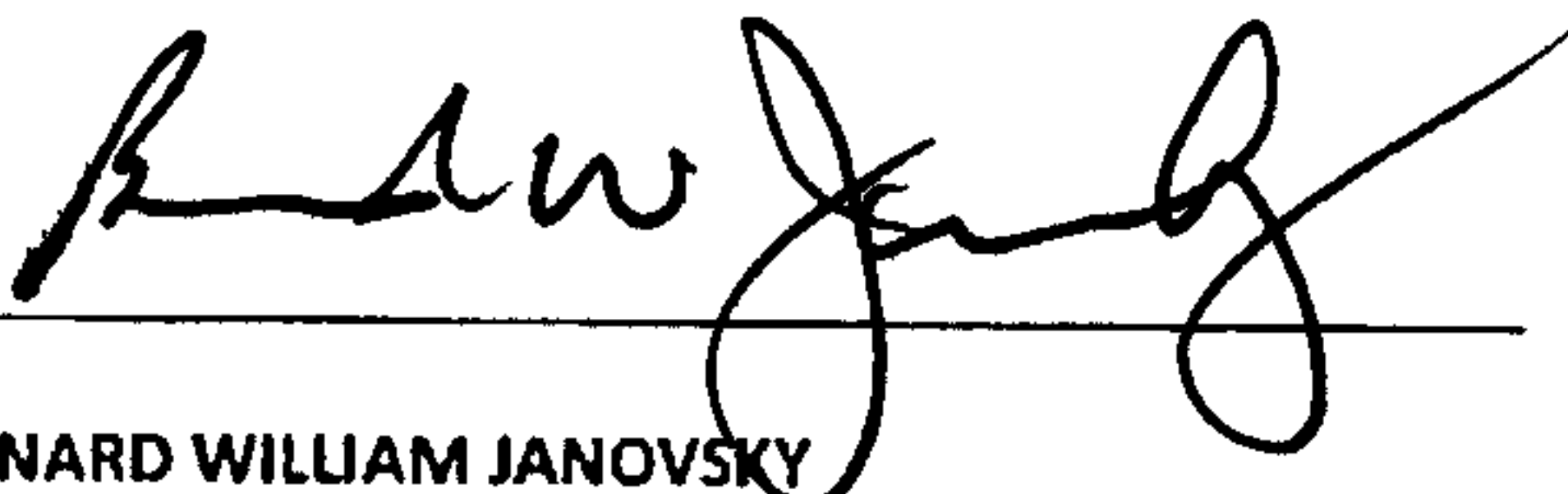
Property Address: 2034 Timberline Drive, Calera, AL 35040

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD, the same unto buyer(s), buyer's heirs and assigns, to their proper use, benefit and behalf forever.

IN WITNESS WHEREOF, seller(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

  
BERNARD WILLIAM JANOVSKY

  
MILDRED FISHER JANOVSKY

City / County of Newport News  
Commonwealth/State of Virginia

The foregoing instrument was acknowledged  
before me this 29 day of April

2010, by Bernard W Janovsky and  
Mildred F Janovsky  
(name of person seeking acknowledgment)

  
Notary Public

My commission expires: 30 April 2012

JERRY JOSEPH CHEMPLAVIL  
Notary Public  
Commonwealth of Virginia  
342760  
My Commission Expires Apr 30, 2012

20100507000142980 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/07/2010 09:13:48 AM FILED/CERT

Signed, Sealed and Delivered in Our Presence:

Witness Signature Lowell T. Asher

Witness Printed Name Lowell T. Asher

Witness Signature David W. Cloy

Witness Printed Name David W. Cloy

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that BERNARD WILLIAM JANOVSKY and MILDRED FISHER JANOVSKY, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2010

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY: Battaglia Law Office, LLC 7088 Sydney Curve, Montgomery, AL 36117