

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
David B. Czachowski  
Lucy M. Czachowski  
2136 Bailey Brook Drive  
Birmingham, AL 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David B. Czachowski, a married man, and Ania Czachowski, an unmarried person (herein referred to as grantors) do grant, bargain, sell and convey unto David B. Czachowski and wife, Lucy M. Czachowski (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:


Lot 72, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor, David B. Czachowski, a married man, nor of his spouse.

The deed was prepared without the benefit of a title search.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

  
20110615000175910 1/1 \$37.00  
Shelby Cnty Judge of Probate, AL  
06/15/2011 11:31:32 AM FILED/CERT

Shelby County, AL 06/15/2011  
State of Alabama  
Deed Tax: \$25.00


TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

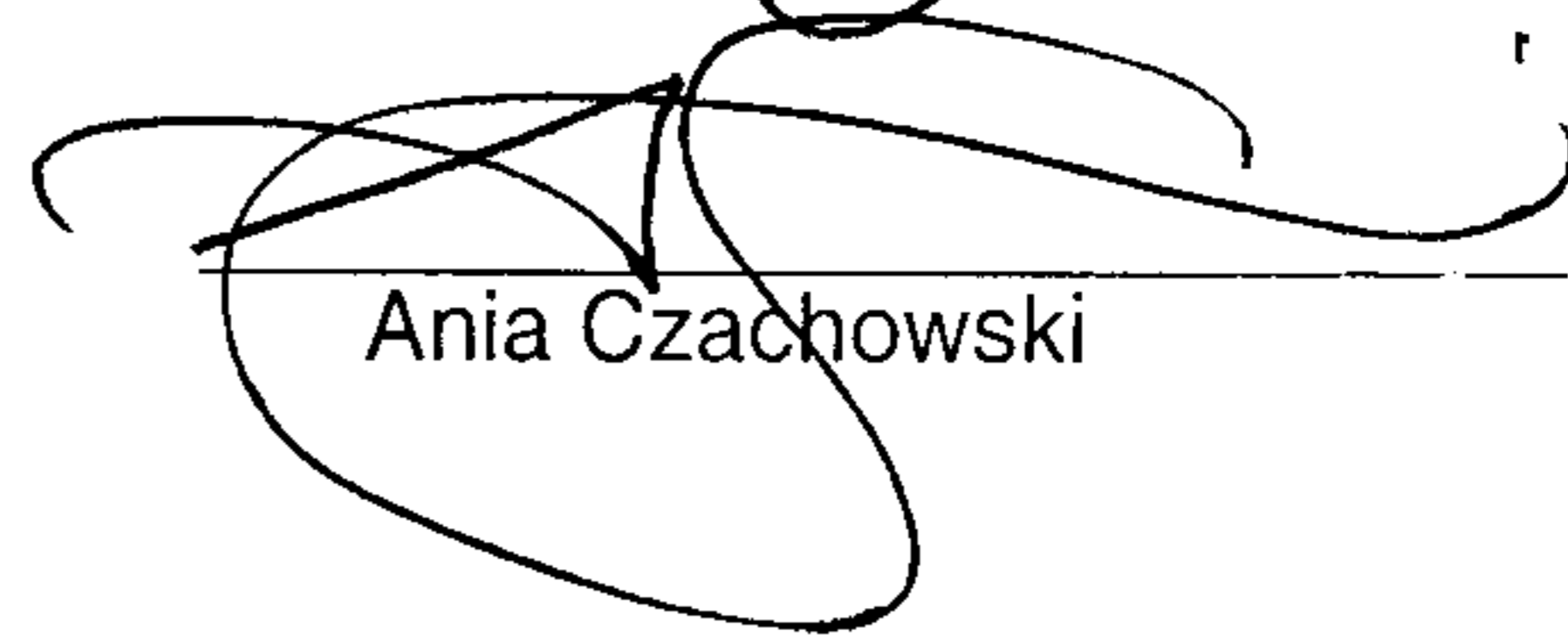
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have 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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 11<sup>th</sup>, 2011.

WITNESS:

 (SEAL)

 (SEAL)  
David B. Czachowski

 (SEAL)  
Ania Czachowski

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David B. Czachowski, a married man, and Ania Czachowski, an unmarried person, whose name(s) 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 on June 11, 2011.

My commission expires: Dec 14, 2012

  
NOTARY PUBLIC

JAYESH M. PATEL  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMM. EXPIRES DEC. 14, 2012