

This instrument prepared by:
Name: C. H. Erskine Smith
Address: 1200 City National Bank Building
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

4500 dw 8607
19720414000019820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/14/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY
Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Four Thousand Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred L. McDaniel and wife, Eleanor W. McDaniel

(herein referred to as grantors) do grant, bargain, sell and convey unto

John P. Kovac and wife, Patricia A. Kovac

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 2 in Block 1, according to the survey of Indian Hills, Second Sector
as recorded in Map Book 4 on page 91 in the Probate Office of Shelby County,
Alabama.

Subject to easements and restrictions of record.

\$31,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1972 APR 14 AM 9:26
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Daniel McDaniel
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES 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 every contingent
remainder and right of reversion.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th
day of April, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Fred L. McDaniel (Seal)

Eleanor W. McDaniel (Seal)

(Seal)

BOOK 273 PAGE 767
STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Fred L. McDaniel and wife, Eleanor W. McDaniel
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 12th day of April, A. D., 1972.

Daniel M. Spittle
Notary Public.