

This instrument was prepared by 1491

(Name) COURTNEY H. MASON, JR., ATTORNEY

(Address) P. O. BOX 1007, ALABASTER, ALABAMA 35007



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-SIX THOUSAND AND NO/100TH (\$56,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CASIMIR JAKUBIK AND WIFE, GLADYS JAKUBIK

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

DANNY L. COTTINGHAM AND KAREN WRIGHT

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

A part of the SW1/4 of the SE1/4, Section 35, Township 21, Range 3 West, more particularly described as follows: Commence at the Northwest corner of Lot 1, Block 1, Meadowgreen Subdivision, Map Book 6, Page 59, in the Probate Records of Shelby County, Alabama, and run thence Northerly along the Eastern right-of-way line of State Highway Number 119, a distance of 1256.69 feet to a point; thence turn an angle of 92 deg. 02 min. 28 sec. and run Easterly a distance of 585.45 feet to point of beginning of the property herein conveyed; thence continue in the same direction a distance of 210.15 feet to a point; thence turn an angle of 86 deg. 55 min. 40 sec. to the right and run Southerly a distance of 210 feet to a point; thence turn an angle of 93 deg. 52 min. 24 sec. and run Westerly 210 feet to a point; thence turn to the right and run Northerly 207.08 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$44,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS:

GRANTEES' ADDRESS: ROUTE 1, BOX 130, MONTEVALLO, ALABAMA 35115

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 persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 31ST day of OCTOBER, 1983

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS (Seal)

1983 OCT 31 PM 3:49 (Seal)

see Mtg #38-540 (Seal)

STATE OF ALABAMA SHELBY COUNTY

JUDGE OF PROBATE

Deed TAX 12.00 Rec 1.50 Ind 1.00 General Acknowledgment 14.50

Casimir Jakubik (Seal)

GLADYS JAKUBIK (Seal)

(Seal)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CASIMIR JAKUBIK AND WIFE, GLADYS JAKUBIK 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of OCTOBER, A. D., 1983

[Signature of Notary Public]

Notary Public.

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