

This Instrument Was Prepared By:

SEND TAX NOTICE TO: *gad*

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Donald R. Slovensky
915 Copena Drive
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$144,200.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, MARK HARDIN, a married man, d/b/a MARK HARDIN CONSTRUCTION CO., INC., unincorporated, (herein referred to as Grantors) do grant, bargain, sell and convey unto DONALD R. SLOVENSKY AND PAMELA C. SLOVENSKY (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of Indian Woods Forest, Fourth Sector, as recorded in Map Book 14, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$129,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, I have hereunto set my hands and seal, this 12th day of July, 1991.

Mark Hardin
Mark Hardin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK HARDIN, a married man, d/b/a MARK HARDIN CONSTRUCTION CO., INC., unincorporated, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of July, 1991.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/92
zsloven

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

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JUDGE OF PROBATE

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BOOK

1. First Fee 1/5.50
2. We 1.00
3. Second Fee 3.00
4. Insuring Fee 3.00
5. No 1st Fee 1.00
6. Commission 22.00