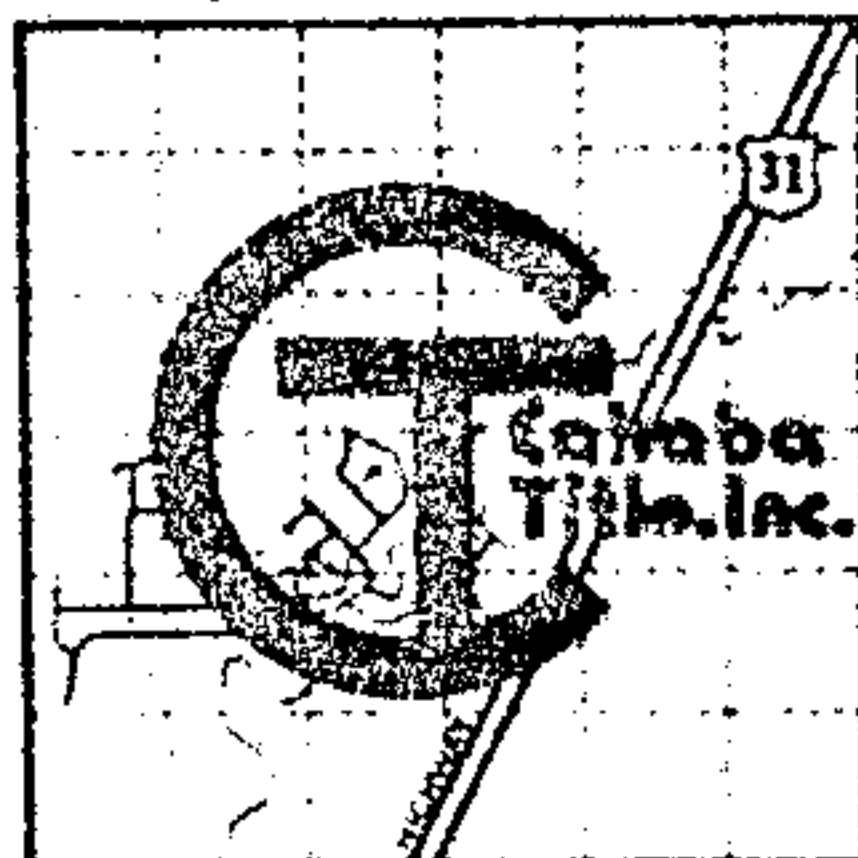


This instrument was prepared by

(Name) Alexander Realty Company
(Address) P. O. Box 615
Columbiana, Alabama 35051



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Telephone 205-633-1130

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor, Alexander Realty Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto James G. Kovakas and Penny O. Kovakas

(herein referred to as GRANTEEES) 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

Lot No. 3-A, in the 1974 Addition to Shelby Shores, Phase 1, as recorded in the
Probate Office of Shelby County, Alabama, in Map Book 6, Page 15.
SUBJECT to same restrictions as shown of record in the Probate Office of Shelby
County, Alabama, in Misc. Book 1, Page 62.
Situated in Shelby County, Alabama.



19781003000132840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2 day of Oct 19 78

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

By Margaret F. Jones President

STATE OF Alabama
COUNTY OF Shelby

1978 OCT -3 PM 12:38

See Intg 383-666
Deed Tax - 3.50
1.50
1.00
6.00

a Notary Public in and for said County in said

I, Margaret F. Jones

whose name is

a corporation, is

informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as

the act of said corporation,

Given under my hand and official seal, this the 2nd day of October 1978

Form ALA-33

First Bank of Alabama

Margaret F. Jones
Notary Public