

This instrument was prepared by

(Name) Harrison, Jackson & Lee, Attorneys

(Address) 1734 Oxmoor Road

Birmingham, Alabama 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800506000050730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1980 12:00:00 AM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Nine Thousand and No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James G. Kovakas and wife, Penny O. Kovakas

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alabama Powder & Supply Co., Inc., a corporation,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 3-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded in Map Book 6, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 326 PAGE 234

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 MAY -6 AM 9:06

Thomas P. Shourden, Jr.
JUDGE OF PROBATE

Deed 49.00
Rec. 1.50
Ind. 1.00
51.50

TO HAVE AND TO HOLD to the said grantee, ~~his heirs and assigns~~ ^{its successors} and assigns forever.

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~~ ^{its successors} and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd day of May, 1980.

(Seal)

James G. Kovakas

(Seal)

(Seal)

Penny O. Kovakas

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James G. Kovakas and wife, Penny O. Kovakas 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 this 2nd day of May, A. D., 1980.