

(Name) Harrison, Jackson & Lee, Attorneys
1734 Oxmoor Road
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Shelby Cnty Judge of Probate, AL
05/15/1980 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Amos Gallups and wife, Lorea Gallups
(herein referred to as grantors) do grant, bargain, sell and convey unto
James G. Kovakas and wife, Penny O. Kovakas

(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:

The SE 1/4 of the NW 1/4 and the West Half of the SW 1/4 of the NE 1/4 of Section 3, Township 21, Range 1 East. There is excepted from this conveyance a parcel of land described as follows: Beginning at a point where the East margin of a road which connects State Highway No. 25 and the Blue Springs Road intersects the North boundary of said SE 1/4 of the NW 1/4, and run thence South along said East margin of said connecting road 300 feet; thence East parallel with the quarter line 800 feet; thence Northerly parallel with said connecting road 300 feet, more or less, to the forty line; thence West along the forty line 800 feet, more or less, to the point of beginning. ALSO, LESS AND EXCEPT the following tract of land: A tract of land situated in the SE 1/4 of the NW 1/4, Section 3, Township 21 South, Range 1 East, described as follows: Begin at the NW corner of the SE 1/4 of the NW 1/4, Section 3, Township 21 South, Range 1 East; thence run South along the West line of said 1/4-1/4 section a distance of 350.00 feet; thence turn an angle of 102° 59' 30" to the left and run a distance of 685.65 feet to the West right-of-way of Shelby County Highway No. 431; thence turn an angle of 97° 19' 17" to the left and run along said Highway right-of-way a distance of 206.46 feet to a point on the North line of the said SE 1/4 of the NW 1/4, Section 3; thence turn an angle of 69° 28' 18" to the left and run along the North line of said 1/4-1/4 section a distance of 596.43 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4 of Section 3, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 4.00 acres.

Subject to easements and restrictions of record.
\$52,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 15th day of May, 1980

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Dued 753.00 (Seal)
Fee 1.50 1980 MAY 15 PM 2:33 (Seal)
Jud. 1.00
77.50 (Seal)
JUDGE OF PROBATE

Amos Gallups (Seal)
Lorea Gallups (Seal)
Lorea Gallups (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amos Gallups and wife, Lorea Gallups 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 15th day of May, A. D., 1980.

HARRISON, JACKSON & LEE
1734 Oxmoor Road
BIRMINGHAM, ALA. 35209

[Signature]
Notary Public.