

This instrument was prepared by

(Name) Phillip J. Sarris, Attorney at Law

(Address) 1920 Mayfair Drive, Birmingham, AL 35209



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8030

BIRMINGHAM ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen thousand four hundred ninety-nine and 83/100 (\$17,499.83) and the joint assumption with us of the below mentioned two mortgages, one to the First Bank of Alabaster and the other to J. Harvey Hill to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Pete G. Gerontakis and wife, Louise S. Gerontakis and Nick G. Gerontakis and wife, Athanasia Nick Gerontakis

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Theo P. Hontzas an undivided thirty-three and one-third percent (33 1/3%) in and to the

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

Lots 3, 4, 5 and 6, in Block 2, according to Map of Cedar Grove Estates as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama. EXCEPTING right of way of 4-lane Birmingham-Montgomery Highway.

Subject to easements, restrictions, and rights-of-way of record.

And as further consideration, the Grantee expressly assumes and promises to pay jointly with the Grantors, Pete G. Gerontakis and Nick Gerontakis, that certain mortgage to the First Bank of Alabaster, recorded in Book 379, Page 189, and that certain second mortgage to J. Harvey Hill recorded in Mortgage Book 424, Page 584, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtedness thereby secured as well as the assumption agreement in Misc. Book 47, Page 373, pertaining to the First Bank of Alabaster mortgage.

SEE REVERSE HEREOF FOR REMAINDER OF THIS DEED MADE A PART HEREOF BY REFERENCE AND ADOPTION

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of December, 19 82

Pete G. Gerontakis

(SEAL)

Nick G. Gerontakis

(SEAL)

Louise S. Gerontakis

(SEAL)

Athanasia Nick Gerontakis

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Pete G. Gerontakis and wife, Louise S. Gerontakis and Nick G. Gerontakis and wife, Athanasia Nick Gerontakis,

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 14th day of December, A.D. 19 82

PHILLIPS J. SARRIS, Notary Public  
Alabama State at Large

Phillips J. Sarris  
Notary Public

The purpose of this deed is to convey certain title as set out above so that Pete G. Gerontakis, Theo P. Hontzas and Nick G. Gerontakis will each own an undivided thirty-three and one-third percent (33 1/3%) of the interest in this real estate in question subject to the aforementioned mortgages, easements, restrictions and rights-of-way of record. The deed wherein Pete G. Gerontakis and Nick G. Gerontakis, Grantors herein, obtained title to this property, each in the amount of an undivided fifty percent (50%), is on record in Deed Book 343, Page 568, in the Probate Office of Shelby County, Alabama.

*Pete G. Gerontakis*  
*mis. G. Gerontakis*  
*Athanasio N. Gerontakis*  
*Louise S. Gerontakis*

SEND TAX NOTICE TO:

Pete G. Gerontakis  
Theo P. Hontzas and  
Nick G. Gerontakis  
c/o 1205 First Avenue, N.  
Alabaster, AL 35007

December 14, 1982  
APPROVED

*Theo P. Hontzas*  
THEO P. HONTZAS

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

1983 MAY 13 PM 3 47

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

*deed tax 17.50*  
*Rec 3.00*  
*Ind. 1.00*  
*21.50*

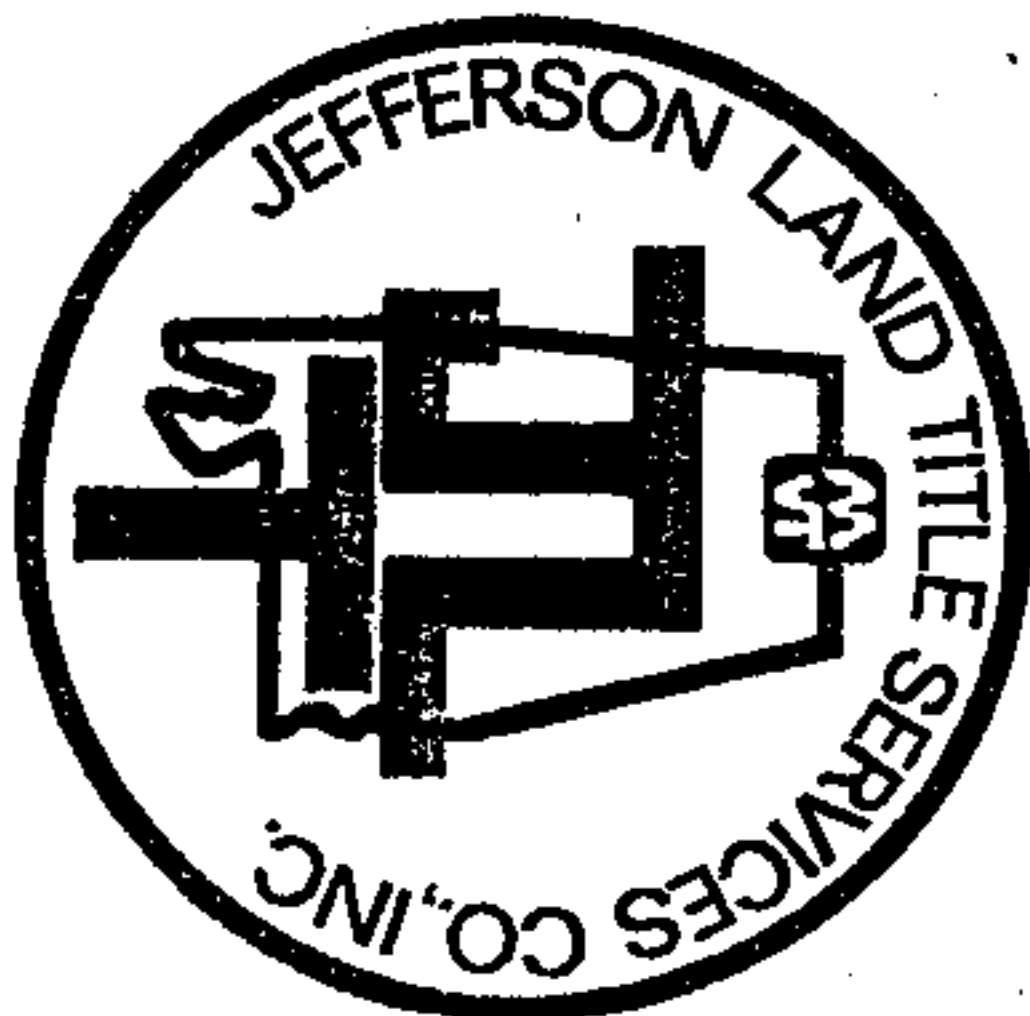
PHILLIP J. SARRIS  
ATTORNEY AT LAW  
1920 MAYFAIR DRIVE  
BIRMINGHAM, ALA. 35209  
Return to: 371 1st Bldg

Pete G. Gerontakis,  
Louise G. Gerontakis  
Nick G. Gerontakis  
Athanasia Nick Gerontakis

Theo P. Hontzas

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

215 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8070

BIRMINGHAM, ALABAMA 35201

MAINT. JOB