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Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS, THAT

That in consideration of Three thousand and no/100 (\$3,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry D. Stricklin and wife, Michele E. Stricklin

(herein referred to as grantors) do grant, bargain, sell and convey unto

James G. Kovakas and 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:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East Shelby County, Alabama, described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South 2 deg. 24' West along West forty-acre line 634.0 feet for point of beginning; thence turn an angle of 73 deg. 20' to the left and run 315.0 feet to the West boundary of Highway No. 25; thence turn an angle of 85 deg. 01' to the left and run along said Highway right of way 200 feet; thence turn an angle of 96 deg. 07' to the left and run 390.2 feet to the West boundary line of said forty acres; thence turn an angle of 105 deg. 32' to the left and run 200 feet along the West bounday of said forty acres to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to Central State Bank recorded in Assumption Book 28, Page 350 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 4th day of November, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1983 DEC -2 AM 10:27 (Seal)
Dead TAX 3.00
Rec 1.50
Jud 1.00
\$5.50

Larry D. Stricklin (Seal)
Michele E. Stricklin (Seal)
MICHELE E. STRICKLIN (Seal)

James G. Kovakas, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry D. Stricklin and wife, Michele E. Stricklin whose name is 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 4th day of November, A. D., 19 83.

Form ALA-31
Daniel M. Spitler

[Signature]
Notary Public.