

(Name) Kenneth Frank Novak
5128 Skylark Drive
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

1067

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
 (Address) Birmingham, Alabama 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY NINE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$79,800.00)

to the undersigned grantor, L & M Homes, Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Kenneth Frank Novak and wife, Cynthia H. Novak
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 the County of Shelby, State of Alabama, to-wit:

Lot 39, according to the Survey of Meadow Brook, 9th
Sector, as recorded in Map Book 8, Page 150, in the
Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
 if any, of record.

\$75,800.00 of the purchase price recited above was paid from mortgage loan closed simul-
 taneously herewith.

BOOK 354 PAGE 943

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
 and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
 does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
 premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo Miskelly
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of April 1984.

WITNESSES:

L & M HOMES, INC.

By Leo Miskelly President

STATE OF ALABAMA
 COUNTY OF JEFFERSON

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

1984 APR 20 AM 10:18

See Mtg 447-295

Leo Miskelly

Recd TAX 4.00
 Rec 1.50
 Ind 1.00
 6.50

I, the undersigned
 State, hereby certify that

whose name as President of L & M Homes, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the
 contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily and in the act of said corporation.

Given under my hand and official seal, this the 19th day of April 1984.

FRANK K. BYNUM
 Notary Public in and for said County in said
 STATE OF ALABAMA
 My Comm. Expires 12-31-85
Frank K. Bynum
 Notary Public