

This instrument was prepared by

(Name) Courtney H. Mason Jr.

(Address) 2032 Valleydale Road

945-



SEND TAX NOTICE TO:
Edward J. Kovalchick Jr.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand Four Hundred Eighty-One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Courtney H. Mason Jr. and wife, Carolyn B. Mason

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

Edward J. Kovalchick Jr. and wife, Patricia S. Kovalchick

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lots 20, 21, in Block 1, according to the survey of Nickerson and Scott Survey of the town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama; being situated in the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

Parts of Lots 22 and 23, Block 1, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, page 34, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of said Lot 22, run in an easterly direction along the south line of said Lot 22 for a distance of 42.68 feet; thence turn an angle to the left and run in a northerly direction for a distance of 100.00 feet to a point on the north line of Lot 23 being 42.68 feet east of the northwest corner of Lot 23; thence turn an angle to the left and run in a westerly direction along the north line of Lot 23 for a distance of 42.68 feet to the northwest corner of said Lot 23; thence turn an angle to the left and run along the west line of said Lot 23 and 22 for a distance of 100.00 feet to the point of beginning, containing 4,267 square feet, more or less.

Subject to current taxes, easements and restrictions of record.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 ~~XXXX~~ (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 20th day of September, 19 84

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

Deed TAX 38.50
Rec 3.50
Jud 1.00
42.00
1984 SEP 26 AM 9:06
See Mtg 003-285
JUDGE OF PROBATE (Seal)

Courtney H. Mason Jr. (Seal)
Carolyn B. Mason (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 Courtney H. Mason Jr. and wife, Carolyn B. Mason 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 20th day of September, A. D., 19 84

