

SEND TAX NOTICE TO:

(Name) Ronald V. Kubina
1233 Broken Bow Circle
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney
1329 Brown Marx Tower
(Address) Birmingham, Al. 35203

Form 1-1.5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Seven thousand one hundred and no/100 (\$7,100.00) DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert G. Baty, Jr., an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald V. Kubina and Coneith H. Kubina

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 58, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage executed by Robert G. Baty, Jr. and Cheryl D. Baty to First Federal Savings & Loan Association of Alabama recorded in Mortgage Book 438, Page 77 and transferred and assigned to AmSouth Bank, NA, as Trustee etc. by instrument recorded in Misc. Book 54, Page 399 which Grantees agree to assume and pay.

BOOK 027 PAGE 726

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 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, I have hereunto set my hand(s) and seal(s), this 14 day of May, 1985

WITNESS:

Deed TAX 7.50
Dec 2.50
Fud 1.00
11.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 MAY 20 AM 11:37

Robert G. Baty, Jr. (Seal)
ROBERT G. BATY, JR. (Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert G. Baty, Jr., an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May, A. D., 1985

[Redacted] [Redacted] [Redacted] ary Public.