

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Putt & Campbell
600 Title Building
Birmingham, Alabama 35203 .

SEND TAX NOTICE TO:
Duane J. Kutchak
4901 Old Hickory Circle
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Seven Thousand Dollars & 00/100 (\$67,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, H. Albert Awtrey and Rosemarie J. Awtrey, husband and wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Duane J. Kutchak and Coreen E. Kutchak (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 26, Block 1, according to the Survey of Awtrey & Scott Addition to Altadena South as recorded in Map Book 5, Page 121, and amended by Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$27,000.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 28th day of June, 1985.

STATE OF ALABAMA)
COUNTY OF SHELBY)
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL -2 AM 8:50

STATE OF ALABAMA)
JEFFERSON COUNTY)

Rec'd Tax 4000
Rec 200
Ind 100
43 50

H. ALBERT AWTRY

ROSEMARIE J. AWTRY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that H. Albert Awtrey and Rosemarie J. Awtrey 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 28th day of June, 1985.

My Commission Expires:
8-27-86

NOTARY PUBLIC

Jeff. Sed.
215-700