

This instrument was prepared by:

(Name) Daniel M. Spitler

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

Send Tax Notice to:

(Name) Ms. Claudia Deason

(Address)

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$85,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES G. KOVAKAS, a married man and R. MERRITT ROGERS, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CLAUDIA K. DEASON, a married woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

All that part of the SE 1/4 of the NW 1/4 lying West of Montgomery Road; ALSO the East 1/2 of the SW 1/4 of NW 1/4, all in Section 5, Township 22 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities, relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

\$ 50,275.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein. The Grantors own other real property that does constitute homestead.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of February, 19 87

STATE OF ALA SHELBY CO. (Seal)

I CERTIFY THIS (Seal)

INSTRUMENT WAS FILED (Seal)

11.00 1987 MAR -5 PM 12: 34 (Seal)

TOTAL 39.00 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,
James G. Kovakas, a married man and R. Merritt Rogers,

whose name(s) are signed to the foregoing conveyance, and who are is 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 23rd day of February, 19 87

Central Bank of the South
Notary Public

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