

THIS INSTRUMENT PREPARED BY:

NAME: J. Ronald Boyd
2125 Morris Avenue
ADDRESS: Birmingham, Alabama 35203

Send Tax Notice To:
Kenneth Frank Novak
5128 Skylark Drive
Birmingham, Alabama 35243 \$500

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Kenneth Frank Novak and Cynthia H. Novak, formerly husband and wife

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

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

Done pursuant to the Final Judgment of Divorce in Case No. DR87 501-253 JGB dated, March 24, 1987, in the Circuit Court of Jefferson County, Alabama.

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 the said GRANTEE their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance 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 hands(s) and seal(s), this day of 19

(Seal)

Kenneth Frank Novak
Kenneth Frank Novak, a single man (Seal)

(Seal)

Cynthia H. Novak
Cynthia H. Novak, a single woman (Seal)

(Seal)

STATE OF ALABAMA

Jefferson County

General Acknowledgment

I, Kenneth Frank Novak, a Notary Public in and for said County, in said State hereby certify that Kenneth Frank Novak 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May A. D., 1987

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY)

I, Jamie J. Patterson, a Notary Public in
and for said County, in said State, hereby certify that Cynthia H. Novak,
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 she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 27th day of April,
1987.

Jamie J. Patterson
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC

1987 MAY 15 AM 9:44

James H. Patterson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

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