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JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Value \$500

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

That in consideration of TEN + NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Delores S. Campbell, formerly known as Delores S. Hinds, and husband Nick Campbell Billy Ray Hinds (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:

See Attached Exhibit "A"

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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 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, we have hereunto set OUR hand(s) and seal(s), this 2nd day of May, 1988.

WITNESS:

Signatures and seals of Delores S. Campbell, Nick Campbell, and Billy Ray Hinds.

STATE OF ALABAMA General Acknowledgment Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delores S. Campbell and husband, Nick Campbell AND Billy Ray Hinds 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 2nd day of May, A.D., 1988.

Notary Public signature line

Exhibit "A"

A parcel of land located in said SW 1/4 of the NW 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the 1/4 - 1/4 Section a distance of 350.12 feet to the Point of Beginning; thence continue last course a distance of 298.60 feet to the Southerly side of a gravel road; thence turn right 134 degrees 44 minutes 49 seconds along said road a distance of 118.94 feet; thence turn right 5 degrees 15 minutes 11 seconds a distance of 217.05 feet to the north line of Dearing Downs Subdivision as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn right 91 degrees 29 minutes 00 seconds along said North line a distance of 84.50 feet to the Point of Beginning; being situated in Shelby County, Alabama.

"Delores S. Campbell was formerly known as Delores S. Hinds, grantee in that certain deed recorded in Real Volume 142, Page 763, Shelby County, Alabama."

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

The Above referenced property does not constitute the homestead of grantors.

Signed for Identification:

Delores S. Campbell
DELORES S. CAMPBELL

Nick Campbell
NICK CAMPBELL

Billy Ray Hinds
BILLY RAY HINDS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAY -3 PM 12: 08

F. Thomas A. Livingston, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Deed TAX.	\$ 0
Recording Fee	\$ 7.00
Index Fee	2.00
TOTAL	\$ 7.50

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