

1635

This instrument was prepared by

(Name) First National Bank of Columbiana

(Address) Columbiana, AL. 35051



Grantees  
111 County Road 431  
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and n0/100 (\$30,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Sadie Bolton, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

James G. Kovakas

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Begin at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 31 Township 20 South, Range 2 East; thence run East along the North line of said 1/4 1/4 for 572.06 feet to the Westerly right of way of Alabama State Highway No. 25; thence 110 deg. 50 min. 13 sec. right, run Southerly along said right of way for 546.73 feet; thence 82 deg. 54 min. 39 sec. right, run 386.58 feet to the West line of said 1/4 1/4; thence 75 deg. 58 min. 06 sec. right, run 419.11 feet to the point of beginning; being situated in Shelby County, Alabama.

Sadie Bolton is the surviving grantee of deed recorded on Deed Book 334 page 179 in the Probate Office of Shelby County, Alabama, the other grantee, Dewey F. Bolton having died on or about before 1986.

Purchase price secured by mortgage executed simultaneously herewith.

BOOK 210 PAGE 503

1. Deed Tax	\$	—
2. Mlg. Tax		—
3. Recording Fee		2.50
4. Indexing Fee		1.00
TOTAL		3.50

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, I have hereunto set my hand(s) and seal(s), this 18th day of October, 1988

WITNESS:

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

88 OCT 24 PM 2:04 (Seal)

Sadie Bolton (Seal)  
Sadie Bolton

William R. Justice, Jr. (Seal)  
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sadie Bolton whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 18th day of October, 1988, 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 18th day of October, A. D., 1988

William R. Justice (Seal)  
Notary Public.