

1085

Send Tax Notice to:  
George A. Drakos  
119 Riverchase Village Shopping  
Center  
Birmingham, Alabama 35244

This instrument was prepared by  
Joseph T. Ritchey, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

STATE OF ALABAMA  
SHELBY COUNTY

170,681.12

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned, CONSTANTINE A. DRAKOS, a married man (herein referred to as "Grantor"), in hand paid by GEORGE A. DRAKOS, NANCY DRAKOS, and KYRIAKI D. KARTOS (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A lot in the Town of Columbiana, Alabama, described as beginning at a point on the South right of way line of the Columbiana and Wilsonville paved Highway at the intersection of the East boundary of an alley which runs South from said Highway to the Kingdom public road and which alley now separates the property owned and occupied by Harold Harlin and the property herein described and which said point is marked by an iron stob on the Eastern margin of said alley; run thence in an Easterly direction along the South right of way line of said Columbiana and Wilsonville paved Highway a distance of 200 feet, more or less, to an iron stake marking the NW corner of the lot now known as the residence lot of Henry Moon; run thence in a Southerly direction and along the West boundary line of the said Moon lot a distance of 130 feet, more or less, to the center of a drain ditch running in a Westerly direction; run thence in a Westerly direction and along the center of said drain ditch a distance of 200 feet, more or less, to the East boundary line of the alley mentioned above which runs in a Southerly direction from said Columbiana and Wilsonville paved Highway to the Kingdom public road; run thence in a Northerly direction along the East boundary line of said alley a distance of 132 feet, more or less, to the point of beginning, and being the N 1/2 of Lot No. 81, according to W. J. Horsely's Map of the Town of Columbiana and lying North of the center line of said drain ditch and being a part of the NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West (hereinafter the "Property").

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✓ Engel Hairston

This conveyance is made subject to the following:

1. 1991 ad valorem taxes, a lien but not yet due and payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property conveyed herein.

The Property conveyed herein does not constitute homestead property of the Grantor.

TO HAVE AND TO HOLD to the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, this the 5th day of September, 1991.

Constantine A. Drakos  
CONSTANTINE A. DRAKOS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Constantine A. Drakos, a married man, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of September, 1991.

Ginda Gay Still  
Notary Public  
My Commission Expires: 1-9-93

Ref: LR/1847445

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 16 PM 2:08

JUDGE OF PROBATE

1. Deed Tax	<u>No Tax paid</u>
2. Mig. Tax	<u>0.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>4.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>11.00</u>