

SEND TAX NOTICE TO:

(Name) Kevin L. Frangopoulos and
Becky Frangopoulos
(Address) 2920 County Road 51
Wilsonville, AL 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen thousand and no/100 ----- DOLLARS

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

David Ray Hayes, a single man

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

Kevin L. Frangopoulos and Becky Frangopoulos

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 April day of 19 92.

WITNESS:

Jenny Salter (Seal)
Walter J. Miller (Seal)
Samantha Robinson (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned

hereby certify that David Ray Hayes, a single 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11

day of April

A. D., 19 92

Robert Andrew Shumake
Notary Public

Exhibit "A"

Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the West line of said Quarter-Quarter Section a distance of 725.00 to the point of beginning of the property being described; thence continue along last described course a distance of 315.00 feet to a point; thence turn 95 degrees 00 minutes 37 seconds right and run Easterly a distance of 996.06 feet to a point; thence turn 97 degrees 35 minutes 53 seconds right and run Southerly a distance of 207.75 feet to a point; thence turn 110 degrees 34 minutes 12 seconds left and run Northeasterly a distance of 158.00 feet to a point; thence turn 114 degrees 41 minutes 32 seconds right and run Southerly a distance of 125.80 feet to a point; thence turn 101 degrees 59 minutes 50 seconds left and run Easterly a distance of 210.17 feet to a point on the West right of way line of Shelby County Highway No. 467; thence turn 102 degrees 15 minutes 00 seconds right and run Southerly along said right of way line a distance of 15.35 feet to a point; thence turn 77 degrees 45 minutes 00 seconds right and run Westerly along an existing barbed wire fence a distance of 1,276.50 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated March 20, 1992.

SIGNED FOR IDENTIFICATION:


David Ray Hayes, Grantor

04/17/1992-4906
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.00