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This instrument was prepared by:

(Name) Stella K. Tipton
(Address) 2473 Valleydale Rd.
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Ralph V. Novak
(Address) 71 2nd Ave, Pine Grove
Shelby, Alabama 35413

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~One Thousand dollars (\$1,000.00) and other valuable consideration~~ and in consideration of that certain mortgage note in the principal amount of ~~Thirty-Four Thousand dollars (\$34,000.00)~~ executed simultaneously herewith, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Benjamin D. Lupardus and wife, D. Lucille Lupardus

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ralph V. Novak, an unmarried man

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

Lot No. 8, in Block No. 3, according to Survey and Map of Pine Grove Camp, situated and being in the SE 1/4 of the SE 1/4, Section 12, Township 24 North, Range 15 East, as shown by the same map on file in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and Mining rights excepted and subject to:
1992 Tax Assessment.

Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 53; Deed Book 177, Page 362; Deed Book 179, Page 340; and Deed Book 183, Page 382, in Probate Office for Shelby County, Alabama.

Inst # 1992-14760

07/22/1992-14760
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of July, 19 92

(Seal)

(Seal)

(Seal)

Benjamin D. Lupardus (Seal)
Lucille Lupardus (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Stella K. Tipton a Notary Public in and for said County, in said State, hereby certify that Benjamin D. Lupardus and Lucille Lupardus

whose name(s) me signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of July, 19 92

12/17/94

My Commission Expires:

Stella K. Tipton
Notary Public