

STATE OF ALABAMA)
SHELBY COUNTY)

#2000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five and 00/100 Dollars (\$5.00), plus other considerations herein stated, to the undersigned, T. David Bivin, and wife, Denise Bivin, herein referred to as Grantors, in hand paid by Joanna B. Kulenek, a married woman, as Grantee, the receipt whereof is acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County, Alabama:

Lot 11, Block 1, Oak Mountain Estates, as shown by map recorded in Map Book 5, at page 57, in the Probate records in Shelby County, Alabama.

And as additional consideration for this conveyance, the Grantee herein assume and agree to pay, as it matures, that indebtedness to Thomas D. Bivin, Jr., and Patricia L. Bivin, secured by that mortgage dated June 4, 1991, and recorded in the Office of the Judge of Probate of Shelby County Alabama, in Mortgage Book 345, at Page 967, and the Grantee hereby ratifies and agrees to be bound by all of the provisions of said mortgage and the note evidencing same, and,

In evidence of the agreements herein on their part, the Grantee has joined in the execution of this instrument.

There is also conveyed to the Grantee all of the right, title, and interest of the Grantors in and to existing insurance policies on the above premises and any existing escrow funds held in connection with the above mentioned mortgage.

TO HAVE AND TO HOLD, unto the said Grantee, her heirs, and assigns forever.

And the Grantors do for themselves and for their heirs, executors, and administrators, covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons, except as herein stated.

Inst # 1992-26418

11/10/1992-26418
02:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 11.00

524 Creechview Cir.
Alham, AL

35124

IN WITNESS WHEREOF, the Grantors and Grantee have hereunto set their hands and seals, this 2nd day of November, 1992.

T. David Bivin III (SEAL)
T. DAVID BIVIN, III, GRANTOR

Denise Bivin (SEAL)
DENISE BIVIN, GRANTOR

Joanna B. Kulenek (SEAL)
JOANNA B. KULENEK, GRANTEE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. David Bivin, III, and Denise Bivin, 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 seal on this, the 2nd day of November, 1992.

Earlene R. Carver
NOTARY PUBLIC

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joanna B. Kulenek, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this, the 2nd day of November, 1992.

Earlene R. Carver
NOTARY PUBLIC

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