

SEND TAX NOTICE TO:

(Name) James B. Kovakas

(Address) P.O. Box 347
WILSONVILLE, AL 35186

This instrument was prepared by

(Name) Mike T. ATchison, Attorney
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1993-16191
* Inst

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of..... Nineteen Thousand (\$19,000.00) and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Allie Claire Dorough, a Sing | e woman
and R.D. Cooper, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James B. Kovakas

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

A lot in the Town of Columbiana, Alabama, being a part of Lot 66, Horsley's Map of the Town of Columbiana, being more particularly described as follows:

Commence at a point on the North boundary of East College Street at the S.E. corner of property owned by Willie Lokey; thence from said point of beginning continue Easterly along the North boundary of said East College Street 130.5 feet to the A.R. Holman lot; thence Northerly along the West margin of said Holman lot 230 feet to the South margin of a lot formerly known as the A. R. Looney lot; thence Westerly along the South margin of said Looney lot 115 feet; thence Southerly along the East margin of said Willie Lockey lot 248.5 feet to the point of beginning.

Being situated in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1993-16191

06/04/1993-16191
02:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 25.50

TO HAVE AND TO HOLD to the said grantees, 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 the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we..... have hereunto set..... our..... hands(s) and seal(s), this..... 4th
day of..... June....., 19..... 93

(Seal)

(Seal)

(Seal)

Allie Claire Dorough

(Seal)

R.D. Cooper

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority....., a Notary Public in and for said County, in said State, hereby certify that Allie Claire Dorough and R.D. Cooper, 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 official seal this..... 4th..... day of..... June..... A. D., 19..... 93

John T. Atchison

Notary Public