

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) J. B. Kovakas

(Address) 111 G Rd 43)
Willsville, 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. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand, Five Hundred and no/100 DOLLARS

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

Madalyn Mitchell, a married woman

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

J. B. Kovakas

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama, more particularly described as follows:
Beginning at a point where the East line of North Main Street in Columbiana intersects the North line of Meyer Street (a former alley according to Horsley's Map) and run thence Northerly along the said East line of said North Main Street a distance of 80.0 feet to an existing steel pin corner; thence turn 91 degrees 06 minutes 21 seconds to the right and run Easterly parallel with the North line of said Meyer Street a distance of 251.31 feet to a steel pin in the centerline of an open drainage ditch; thence turn 125 degrees 42 minutes 56 seconds to the right and run Southwesterly along said centerline of said ditch a distance of 98.05 feet to a steel pin set on the North line of same said Meyer Street; thence turn 54 degrees 10 minutes 20 seconds to the right and run Westerly along said North line of said Meyer Street a distance of 192.53 feet to a steel pin and the point of beginning.
Situated in Shelby County, Alabama.

According to survey of Joseph E. Conn, Jr., RLS#9049, dated August 1, 1994.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

08/09/1994-24960
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.00

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 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 hands(s) and seal(s), this 5th day of August, 1994

(Seal)

Madalyn Mitchell (Seal)
Madalyn Mitchell

(Seal)

(Seal)

(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 Madalyn Mitchell, a married woman 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 5th day of August, A. D., 1994.

My Affch
Notary Public.

Inst # 1994-24960