

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Edward J. Kovalchick

(Address) P.O. Box 1076
321 MONTGOMERY HWY
ALABASTER, AL 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$500
and the assumption of that certain mortgage recited hereinafterto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, James C. Middlebrooks, Jr. a M man and Thomas M. Trussell, a S man

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

Edward J. Kovalchick

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

Part of Lots 22 and 23, Block 1, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map book 3, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said Lot 22, run in an Easterly direction along the South line of said Lot 22, for a distance of 42.68 feet to the point of beginning; thence continue along last mentioned course for a distance of 68.24 feet, more or less to a point on the West right of way line of U.S. Highway #31; thence turn an angle to the left and run North along said West right of way line for a distance of 100.0 feet to a point of intersection with the North line of said Lot 23; thence turn an angle to the left and run in a Westerly direction along the North line of said Lot 23 for a distance of 69.96 feet, more or less to a point 42.68 feet East of the Northwest corner of said Lot 23; thence turn an angle to the left and run in a Southerly direction for a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, RLS #12945, dated February 25, 1993.

By acceptance of this conveyance, Grantee herein does agree to assume that certain mortgage recorded in Instrument No. 1993-06729 in the Probate Office of Shelby County, Alabama.

07/12/1995-18407
04:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOZ MEL 11:50

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 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, we have hereunto set our hands(s) and seal(s), this 10th
day of July, 1995

(Seal)

James C. Middlebrooks, Jr.

(Seal)

(Seal)

Thomas M. Trussell

(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 James C. Middlebrooks, Jr. 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 10th day of July, A. D., 1995

SEE BACK SIDE FOR ADDITIONAL ACKNOWLEDGMENTS.

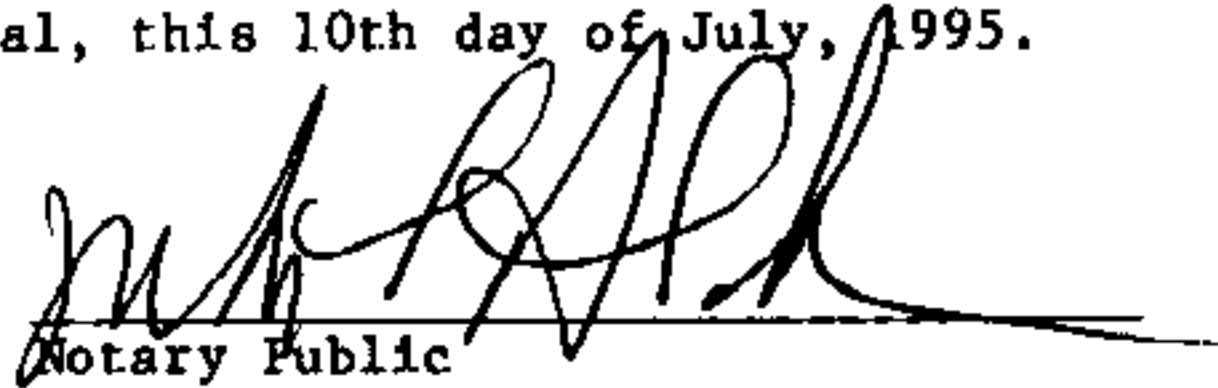
Notary Public.

Inst # 1995-18407

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Thomas M. Trussell, 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 10th day of July, 1995.


Notary Public

My commission expires:

Inst # 1995-18407

07/12/1995-18407
04:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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