

This instrument was prepared by

Send Tax Notice To: Paul Elkourie
name
1802 Cahaba River Estates Road
address
Birmingham, Alabama 35244

(Name) Corley, Moncus & Ward, P.C.
Christopher P. Moseley
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$325,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Billie G. Slaton

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul Elkourie and wife, Wanda J. Elkourie

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof as is set forth herein verbatim.

Inst # 1995-28509

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10/10/1995-28509
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 76.00

\$260,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 15th
day of September, 19 95.

(Seal) Billie G. Slaton (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment

I, Christopher P. Moseley, a Notary Public in and for said County, in said State, hereby certify that
Billie G. Slaton
whose name(s) 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 official seal this 15th day of September A.D., 1995

Christopher P. Moseley Notary Public

EXHIBIT "A"

Part of the SW 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said SW 1/4 of the NW 1/4 of said Section 26, run in a Westerly direction along the North line of said 1/4-1/4 Section for a distance of 533.0 feet to an existing iron rebar, being the point of beginning; thence turn an angle to the left $90^{\circ} 12' 28''$ and run in a Southerly direction for a distance of 781.44 feet to an existing iron pin, being on the North right of way line of Shelby County Highway #272; thence turn an angle to the right of $93^{\circ} 50'$ and run in a Westerly direction along the North right of way line of said Shelby County Highway #272 for a distance of 192.03 feet to an existing iron rebar, being the point of beginning of a curve; said curve being concave in a Northerly direction and having a central angle of 13° and a radius of 514.38 feet; thence turn an angle to the right and run in a Westerly direction along the arc of said curve and said North right of way line of Shelby County Highway #272 for a distance of 116.71 feet to an existing iron rebar; thence turn an angle to the right ($83^{\circ} 17' 03''$ from the chord of last mentioned curve) and run in a Northerly direction for a distance of 750.14 feet to an existing iron rebar, being on the North line of said 1/4-1/4 Section; thence turn an angle to the right of $86^{\circ} 35' 25''$ and run in an Easterly direction along the North line of said 1/4-1/4 Section for a distance of 258.84 feet, more or less, to the point of beginning.

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