

This instrument was prepared by:  
Mary Lynn Campisi  
3017 Pump House Road  
Birmingham, AL 35242

Send Tax Notice To:  
James K. Kokovitch  
161 Huntingdon Place  
Birmingham, Alabama 35242

**CORPORATION FORM WARRANTY DEED,  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY )

That in consideration of TWO HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100-----(\$287,500.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **DKM ENTERPRISES, INC.**, an Alabama corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **JAMES K. KOKOVITCH and MARY P. KOKOVITCH**, husband and wife, (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 728, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, page 58 A, B, & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above property is conveyed subject to:

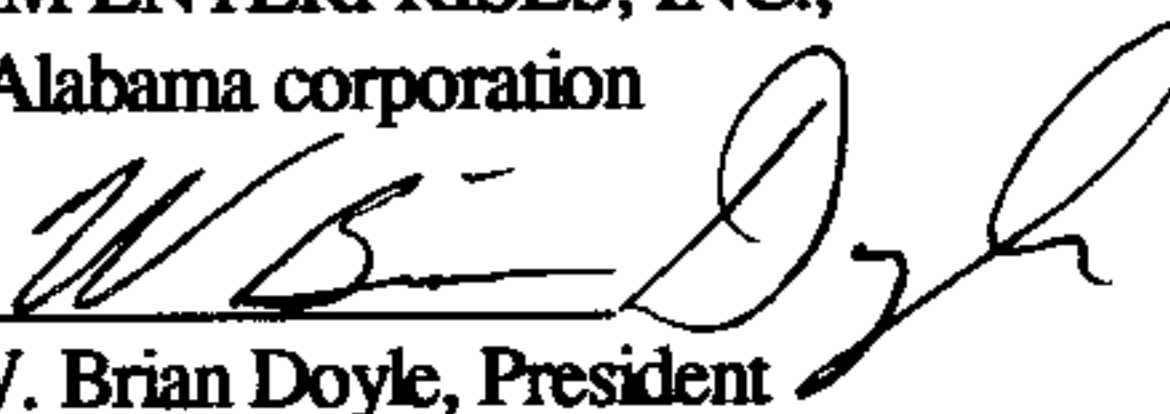
1. \$150,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.
2. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3)
3. Right-of-Way granted to Alabama Power Company by instrument recorded in Book 111, page 408, in the Probate Office of Shelby County, Alabama.
4. Right-of-Way granted to Alabama Power Company by instruments recorded in Book 109, page 70; Book 149, page 380; Book 173, page 364 and Book 276, page 670, in said Probate Office.
5. Right-of-Way granted to Alabama Power Company by instruments recorded in Book 134, page 408 and Book 133, page 212, in said Probate Office.

6. Right-of-Way granted to Alabama Power Company by instruments recorded in Real 133, page 210 and Real 31, page 355, in said Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as to the SW 1/4 of SW 1/4, Section 9, Township 19, Range 1, including rights set out in Book 28, page 237, in said Probate Office.
8. Lake Easement Agreement executed by Highland Lakes Properties, Ltd., and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Instrument #1993-015705, in said Probate Office.
9. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Development Properties, Ltd., recorded in Instrument #1993-15704, in said Probate Office.
10. Collateral Assignment of Contract dated May 28, 1993 by and between Highland Lakes Development, Ltd., and Central Bank of the South recorded in Instrument #1993-15711, in said Probate Office.
11. Declarations of easements and Master Protective Covenants by Highland Lakes recorded as Instrument #1994-7111, in said Probate Office.
12. Declaration of easement by Highland Lakes Development, Ltd., and Highland Lakes Residential Association, Inc., recorded in Instrument #1995-18135, in said Probate Office.
13. Restrictions, covenants and conditions as set out in instrument recorded in Instrument #1995-28389, in said Probate Office.
14. Restrictions, limitations and Conditions as set out in Map Book 20, page 58 A, B, & C, in said Probate Office.
15. Building setback lines and public easements as shown on said recorded Map.
16. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in deed recorded in Instrument #1995-33599, in said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DKM ENTERPRISES, INC., an Alabama corporation by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June, 1996.


DKM ENTERPRISES, INC.,  
an Alabama corporation

By:   
W. Brian Doyle, President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Brian Doyle whose name as President of DKM ENTERPRISES, INC., an Alabama corporation 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 as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1996.

  
Notary Public  
My Commission Expires: 06/16/99

Inst # 1996-21314