

This instrument was prepared by

Send Tax Notice To: DONALD H. MARKS

(Name) GENE W. GRAY, JR.

name

1521 FAIRWAY VIEW DRIVE

address

BIRMINGHAM, ALABAMA 35244

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
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 FORTY THOUSAND AND NO/100-----  
----- DOLLARS (\$340,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
STEVEN J. KONTOS, JR. AND WIFE, ANN J. KONTOS

(herein referred to as grantors) do grant, bargain, sell and convey unto DR. DONALD H. MARKS AND DIANE C. MARKS

(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 705, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 7TH ADDITION, AS  
RECORDED IN MAP BOOK 8, PAGE 176, IN THE OFFICE OF THE JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.

SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, CONDITIONS AND LIMITATIONS IN DEED BOOK 357, PAGE 622.

MINERAL AND MINING RIGHTS AND ALL RIGHTS INCIDENT THERETO EXCEPTED IN DEED  
BOOK 127, PAGE 140.

EASEMENTS TO ALABAMA POWER COMPANY IN DEED BOOK 228, PAGE 181 AND REAL VOLUME  
1, PAGE 370 AND BY SURVEY OF RANDY W. RICHARDSON DATED 03/18/88.

AGREEMENTS WITH ALABAMA POWER COMPANY AS TO UNDERGROUND ELECTRICAL  
DISTRIBUTION IN REAL VOLUME 7, PAGE 842.

RESTRICTIONS AS TO UNDERGROUND ELECTRICAL DISTRIBUTION IN REAL VOLUME 7, PAGE  
872.

\$272,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE  
LOAN.

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, we have hereunto set our hand(s) and seal(s), this 17th  
day of June, 19 99.

Steven J. Kontos, Jr. (SEAL)  
STEVEN J. KONTOS, JR.

Ann J. Kontos (SEAL)  
ANN J. KONTOS

BY: Steven J. Kontos, Jr.  
STEVEN J. KONTOS, JR. AS  
ATTORNEY IN FACT FOR ANN  
J. KONTOS

Inst # 1999-26086

06/22/1999-26086  
01:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 79.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVEN J. KONTOS whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 1999.

  
Notary Public  
Print Name: GENE W. GRAY, JR.  
Commission Expires: 11/09/02

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVEN J. KONTOS, JR. whose name as Attorney in Fact for ANN J. KONTOS under that certain Durable Power of Attorney recorded on \_\_\_\_\_ in \_\_\_\_\_ in the Probate Office of SHELBY County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of ANN J. KONTOS on the day the same bears date.

Given under my hand and official seal this 17th day of June, 1999.

  
Notary Public  
Print Name: GENE W. GRAY, JR.  
Commission Expires: 11/09/02

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