

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Chris Kourmoulis
5235 Hwy 61
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RANDALL R. WILLIAMS AND WIFE, MARTHA J. WILLIAMS**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **CHRIS KOURMOULIS AND KRISTI L. KOURMOULIS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial ce jk

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$140,000.00 of the purchase price recited above was paid from a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seal, this 26th day of May, 2000.

Randall R. Williams
RANDALL R. WILLIAMS

Martha J. Williams
MARTHA J. WILLIAMS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RANDALL R. WILLIAMS AND WIFE, MARTHA J. WILLIAMS** 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 the 26th day of May, 2000.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/2000

zkourm

Inst # 2000-20067

06/15/2000-20067
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 21.00

EXHIBIT "A"

Legal description:

A Parcel of land in the Northeast Quarter of the Southeast Quarter of Section 21, and the Northwest Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows: Beginning at a 3/4 inch pipe found at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 22; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Sixteenth Section, a distance of 839.34 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler CA 0502", on the North right-of-way of County Highway No. 61; thence South 50 degrees 31 minutes 11 seconds West along said right-of-way, a distance of 950.00 feet to a point; thence South 51 degrees 39 minutes 26 seconds West, along said right-of-way, a distance of 238.14 feet, to a 1/2 inch pipe found; thence North 14 degrees 32 minutes 39 seconds West, a distance of 778.60 feet to a 3/4 inch rebar found; thence South 89 degrees 36 minutes 23 seconds East, a distance of 276.23 feet to the point of beginning, Shelby County, Alabama.

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