

SEND TAX NOTICE TO:

(Name) Richard A. Reed  
(Address) 301 N. Main Street  
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. B. Kovakas, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Richard A. Reed and Courtney L. Spudic

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

County, Alabama to-wit:  
A part of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama, more particularly described as follows:  
Beginning at a point where the East line of North Main Street in Columbiana intersects the North line of Meyer Street (a former alley according to Horsley's Map) and run thence Northerly along the said East line of said North Main Street a distance of 80.0 feet to an existing steel pin corner; thence turn 91 degrees 06 minutes 21 seconds to the right and run Easterly parallel with the North line of said Meyer Street a distance of 251.31 feet to a steel pin in the centerline of an open drainage ditch; thence turn 125 degrees 42 minutes 56 seconds to the right and run Southwesterly along said centerline of said ditch a distance of 98.05 feet to a steel pin set on the North line of same said Meyer Street; thence turn 54 degrees 10 minutes 20 seconds to the right and run Westerly along said North line of said Meyer Street a distance of 192.53 feet to a steel pin and the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Joseph E. Conn, Jr., RLS#9049, dated August 1, 1994.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above consideration is paid from a mortgage recorded simultaneously herewith.

Inst # 2001-00241

01/04/2001-00241  
08:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 12.00

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 29th day of December, 19x 2000.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

J. B. Kovakas (Seal)  
BY: Janet F. Parson, Attorney in Fact, under Power of Attorney recorded as Instrument #2001-00240, in Probate Office of Shelby County, Alabama. (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janet F. Parson, whose name as Attorney in Fact for J. B. Kovakas

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 29th day of December 2000  
My Commission Expires: 10/16/04