

SEND TAX NOTICE TO: RAYMOND M. KURYLA AND JOLYNN KURYLA
4759 VINTAGE LANE, BIRMINGHAM, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$145,000.00 (ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), G. CLINTON DILLARD AND WIFE, AMY M. DILLARD (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, RAYMOND M. KURYLA AND WIFE, JOLYNN KURYLA (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in JEFFERSON County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF CAHABA POINTE ADDITION TO WINE RIDGE, AS RECORDED IN MAP BOOK 157, PAGE 18, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND IN MAP BOOK 12, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to building lines, easements, restrictions, covenants and conditions, if any, as recorded in Map Book 157, Page 18 and Map Book 12, Page 97.
- (3) Subject to mineral and mining rights.
- (4) Subject to building and setback lines 30 foot as recorded in Map Book 157, Page 18 and Map Book 12, Page 97.
- (5) Subject to easement 10 foot on rear as recorded in Map Book 157, Page 18 and Map Book 12, Page 97.
- (6) Subject to Restrictions as recorded in Real 215, Page 02.
- (7) Subject to 100 year flood elevation as shown by recorded Map Book 157, Page 18 and Map Book 12, Page 97.
- (8) Subject to agreement in favor of Alabama Power Company as recorded in Real 215, Page 512.
- (9) Subject to right of way to Alabama Power Company as recorded in Volume 2785, Page 44 and Volume 3280, Page 129.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on OCTOBER 29, 1999.


G. CLINTON DILLARD


AMY M. DILLARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that G. CLINTON DILLARD AND WIFE, AMY M. DILLARD, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on OCTOBER 29, 1999.

My commission expires:

Notary Public, Alabama State At Large
My Commission Expires January 29, 2002


Notary Public

Inst # 1999-47870

11/24/1999-47870
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 153.56

I certify this to be a true and correct copy

Jan. 22, 2001


Patricia George Schmitt
Probate Judge
Shelby County

Inst # 2001-03606

02/01/2001-03606
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 12.00