



20041102000603580 Pg 1/2 38.50
Shelby Cnty Judge of Probate, AL
11/02/2004 14:41:00 FILED/CERTIFIED

This instrument was prepared by:

Grantee's address:
97 Cabello Circle
Chelsea, AL 35043

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-one Thousand Five Hundred and no/100 DOLLARS (\$21,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned George J. Kovakas, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Jordy's Developments, LLC (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 4, Block 1, according to the Survey of Indian Wood Forest, First Sector, as recorded in Map Book 7, Page 51, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions, covenants, conditions, rights of way, limitations, and other conditions of record, including conditions on the recorded plat.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

JNBSE / Real Est

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
2nd day of November, 2004.


George J. Kovakas

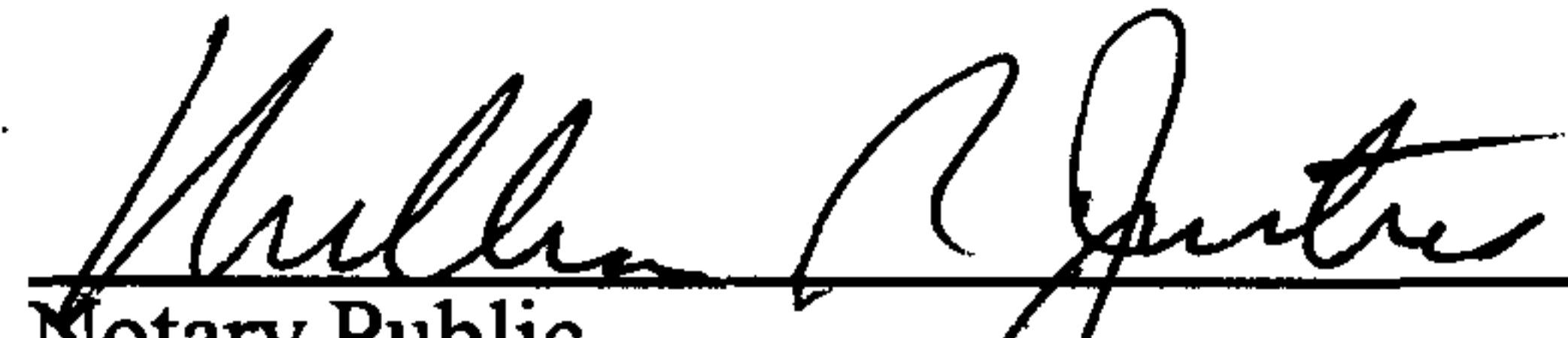
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George J. Kovakas, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, 2004.




Notary Public