20051012000531350 1/1 $119.00
Shelby Cnty Judge of Probate,AL
10/12/2005 10:21:48AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Douglas A. Hovanec
1127 Greystone Cove Drive
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred forty thousand and no/100 dollars ($540,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Chappell Development, Inc.**, a corporation, (herein referred to as Grantors) does grant, bargain, sell and convey unto **Douglas A. Hovanec and Nicole Hovanec** (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:

Lot 50, according to The Cove of Greystone Phase II, as recorded in Map Book 29, page 136 A & B, in the Probate Office of Shelby County, Alabama.

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

$432,000.00 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 it does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Chappell Development, Inc., the said Grantor, by Lynal D. Chappell, its President who is authorized to execute this conveyance, has hereto set its signature and seal, this 7th day of October, 2005.

Chappell Development, Inc.

by: _____
Lynal D. Chappell, President

Shelby County, AL 10/12/2005
State of Alabama

Deed Tax:$108.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lynal D. Chappell whose name as President of Chappell Development, Inc., a corporation, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7th day of October, 2005.

_____
Notary Public
My Commission Expires: 11/20/2008