20051129000616700 1/1 $76.00
Shelby Cnty Judge of Probate,AL
11/29/2005 02:01:58PM FILED/CERT

Shelby County, AL 11/29/2005
State of Alabama

Deed Tax:$65.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
George Kovakas and Melodie Kovakas
2136 Highway 56
Wilsonville, Alabama 35186

STATE OF ALABAMA)
: **JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy-Five Thousand and 00/100 ($275,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John A. Mann, Jr., an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **George Kovakas and Melodie Kovakas,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4-B and 5-B according to the Amended Map of Mannington, as recorded in Map Book 22, Page 157, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

$ 210,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 17th day of **November, 2005.**

John A. Mann Jr.
John A. Mann, Jr.

STATE OF GEORGIA)
:
COUNTY OF Walton)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John A. Mann, Jr., an unmarried man , 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of November, 2005.

Susan A. Banks
NOTARY PUBLIC
My Commission Expires:

SUSAN A. BANKS
NOTARY
EXPIRES
GEORGIA
JAN. 23, 2007
PUBLIC
WALTON COUNTY

CLAYTON T. SWEENEY, ATTORNEY AT LAW