

\$ 10,000  
M

This document prepared by (and after recording return to):  
Name: Kokan Veljasevic  
Firm/Company:  
Address: 403 Waterford Cove Trail  
Address 2:  
City, State, Zip: Calera, Alabama 35040  
Phone: 205-910-2708



20070605000261990 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/05/2007 02:52:28PM FILED/CERT

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**WARRANTY DEED**  
(Husband to Himself and Wife)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kokan Veljasevic**, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **Kokan Veljasevic** and **Dianne L. Veljasevic**, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Single family home at 403 Waterford Cove Trail, Calera Alabama 35040

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be paid by Grantor.

The property herein conveyed is part of the homestead of Grantor.

WITNESS Grantor(s) hand(s) this the 6 day of June, 2007.

*KV* LOT 722, ACCORDING TO THE SURVEY OF WATERFORD COVE-SECTOR 3, AS RECORDED IN MAP BOOK 31, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



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Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Grantor  
Kokan Veljasevic

Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Grantor  
Dianne L. Veljasevic

Shelby County, AL 06/05/2007  
State of Alabama  
Deed Tax: \$10.00

STATE OF ALABAMA

Shelby COUNTY

I, a Notary Public, hereby certify that Kokan Veljasevic and Dianne L. Veljasevic  
whose names are signed to the foregoing instrument or conveyance, and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, they  
executed the same voluntarily on the day the same bears date.

Given under my hand this the 5<sup>th</sup> day of June, 2007.

[Signature]  
Notary Public

Print Name ROSA E. ARMSTRONG

My commission expires:

8-4-2010

**Grantor(s) Name, Address, phone:**  
Kokan Veljasevic  
403 Waterford Cove Trail  
Calera, Alabama 35040  
205-910-2708

**Grantee(s) Name, Address, phone:**  
Dianne L. Veljasevic  
403 Waterford Cove Trail  
Calera, Alabama 35040  
205-668-9555