

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
James C. Wood, Sr.
2136 Highway 56
Wilsonville, Alabama 35186

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Eighty-Six Thousand and 00/100 (\$386,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **George James Kovakas and Melodie Kovakas, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **James C. Wood, Sr. and Patricia O. Wood, husband and wife**, (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:

A parcel of land in the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East, being more particularly described as follows: Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East; thence run South along the West line of said 1/4 1/4 for 225.72 feet; thence 89 deg. 51 min. 32 sec. left, run East for 443.91 feet to the point of beginning; thence continue last described course for 530.9 feet; thence 89 deg. 43 min. 43 sec. left, run Northerly for 567.34 feet; thence 87 deg. 35 min. 35 sec. left run Westerly for 260.0 feet; thence 87 deg. 36 min. 12 sec. right, run Northerly for 335.37 feet to the Southerly right of way of Shelby County Highway No. 56; thence 87 deg. 35 min. 57 sec. left, run Westerly along said right of way for 247.65 feet; thence 90 deg. 56 min. 32 sec. left, run Southerly 926.87 feet to the point of beginning; being situated in Shelby County, Alabama.

This property is also described as Lot 1 of McGaha Subdivision, a map of which is recorded in Map Book 30 page 53 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$308,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

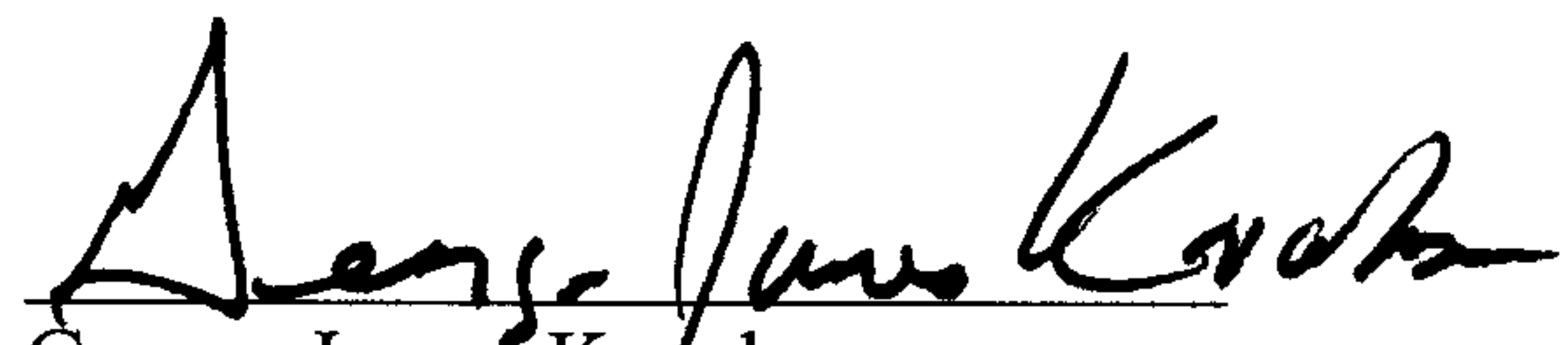
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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, forever.

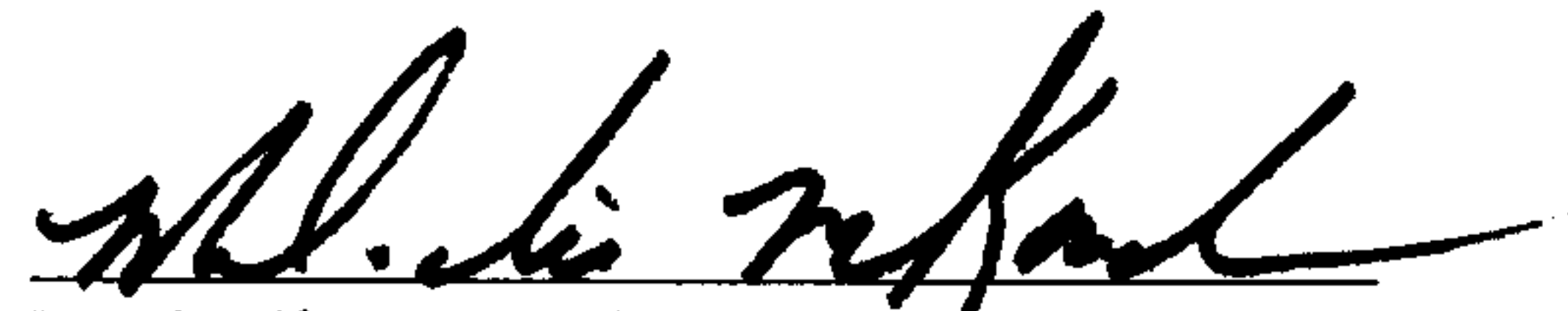
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 GRANTORS will, and GRANTORS' 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.



20070703000312380 2/2 \$91.50
Shelby Cnty Judge of Probate,AL
07/03/2007 09:42:14AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of June, 2007.



George James Kovakas


Melodie Kovakas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George James Kovakas and Melodie Kovakas, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2007.


NOTARY PUBLIC
My Commission Expires: 10-26-2010

Shelby County, AL 07/03/2007
State of Alabama

Deed Tax: \$77.50