

\$10,000 JAL

This Instrument prepared by:

Susan Williams Reeves
Attorney at Law
714 South 29th Street
Birmingham Al 35233
(205) 322-6631

Send Tax Notice to:

Frances Leah Kotulak
673 Bentmoor Drive
Helena AL 35080

WARRANTY DEED



20080505000182450 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/05/2008 10:41:58AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration set forth in the 2008 agreement made in the event of divorce of Brendon M. Kotulak from Frances Leah Kotulak, the grantors, have paid good and sufficient consideration to BRENDON M. KOTULAK, a grantor herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto FRANCES LEAH KOTULAK, as sole owner, her heirs and assigns, of which the grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted below; that grantors have a good right to sell and convey the same as aforesaid; that grantor, Brendon M. Kotulak, and his heirs, executors and administrators shall warrant and defend the same to the said grantee, Frances Leah Kotulak, and her heirs and assigns forever, against the lawful claims of all persons, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1710, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE 6, RECORDED IN MAP BOOK 34 AT PAGE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. SUBJECT TO MATTERS AS SHOWN ON RECORDED MAP BOOK 34 AT PAGE 67.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20041223000700700.
3. RIPARIAN RIGHTS INCIDENT TO INSURED PREMISES.



20080505000182450 2/3 \$27.00
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Frances Leak Kotulak whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April, 2008.

Barbara Houts

Notary Public

My Commission Expires:

6-6-09

STATAE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brendon Kotulak whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2008.

James R. Brown

Notary Public

My Commission Expires:

9/29/08

4. EASEMENTS AND RIGHT OF WAYS OF RECORD, AFFECTING
INSURED PREMISES.

NOTE: The parties have been married to each other and
this conveyance is a part of and pursuant to the divorce
settlement agreement filed in Shelby County, Alabama, DR
08-132.

NOTE: Frances L. Ceasar is the same person as Frances
Leah Kotulak.

NOTE: Brendon M. Kotulak is the same person as
Brendon Martin Kotulak.

TO HAVE AND TO HOLD to the Grantee, Frances Leah
Kotulak, as sole owner, her heirs and assigns, forever the
above-described property. Grantor, Brendon M. Kotulak,
subject to the foregoing, warrants to Grantee and to
Grantee's heirs and assigns forever, that he has not caused
to be placed any encumbrances, liens and/or mortgages on
said property, or in any way increased the indebtedness
owed on said property and further Grantor, Brendon M.
Kotulak, warrants that he will defend the same for the
benefit of the said Grantee, and her heirs and assigns
forever, against the lawful claims of all persons and will
indemnify and hold her harmless for any breach of this
warranty.

IN WITNESS WHEREOF, the said Grantors Brendon M.
Kotulak and Frances Leah Kotulak have set hereunto their
signature and seal this 10th day of April, 2008.

WITNESSES:

Barbara Hout

Frank R. Brown (SEAL)

Leah Kotulak
PS (SEAL)

STATAE OF ALABAMA)

COUNTY OF JEFFERSON)

Shelby County, AL 05/05/2008
State of Alabama

Deed Tax: \$10.00