\$10,000 acr

## This Instrument prepared by:

Send Tax Notice to:

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

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:

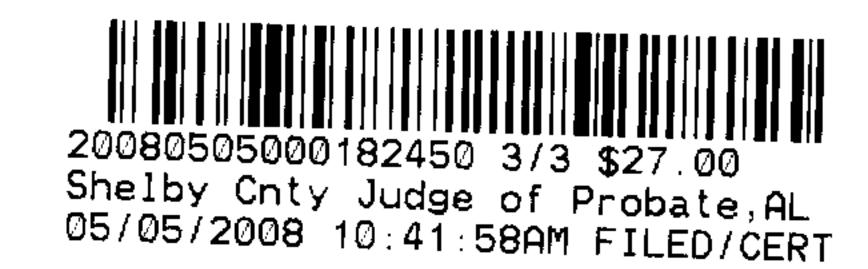
Lot 1710, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2<sup>ND</sup> ADDITION, PHASE 6, RECORDED IN MAP BOOK 34 AT PATE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

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

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Arances Seak Notuck 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 day of April , 2008.
Barbara Houts  Notary Public  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 Stenden 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 day of Nori , 2008.

My Commission Expires:



SEAL)

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 //Ut/day of April, 2008.

WITNESSES:

Barbara Houts

STATAE OF ALABAMA

COUNTY OF JEFFERSON

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

Deed Tax:\$10.00