

This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
2700 Highway 280 East, Suite 315 W  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
S. Eugene Dekich  
441 Valley View Road  
Indian Springs, Alabama 35124

*SEP \$ 5000.00*  
*PA 65000*

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Thousand and 00/100 Dollars (\$1,000.00) love and affection and other good and valuable consideration paid by the grantors to the grantee herein, the receipt of which is hereby acknowledged by the grantee, we, S. Eugene Dekich and Nina Faye Dekich, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto S. Eugene Dekich, Nina Faye Dekich, Steven Eugene Dekich and Dianne Leigh Dekich McGee, as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

LOT 1A, ACCORDING TO THE SURVEY OF STOVALL-BENSON SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights not warranted. S. Eugene Dekich and Sherlie Eugene Dekich are one and the same person.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 23 day of June, 2008.

*S. Eugene Dekich*  
S. Eugene Dekich

*Nina Faye Dekich*  
Nina Faye Dekich

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that S. Eugene Dekich and Nina Faye Dekich, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 23 day of June, 2008.  
*Deon Monterey, Jr., notary*  
Notary Public  
Commission Expires: **MY COMMISSION EXPIRES MARCH 6, 2012**

20080714000282650 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/14/2008 09:45AM FILED/CERT