

20110610000172250 1/2 \$125.00  
Shelby Cnty Judge of Probate, AL  
06/10/2011 02:40:39 PM FILED/CERT

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

GRANTEE'S ADDRESS:  
Susan Farwick  
262 Forest Lakes Drive  
Sterrett, AL 35147

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **John A. Karagas, a married individual, Kerry A. Karagas, a married individual, and Frances Kovakas Karagas, a single individual**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Susan Farwick**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 633, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34 page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

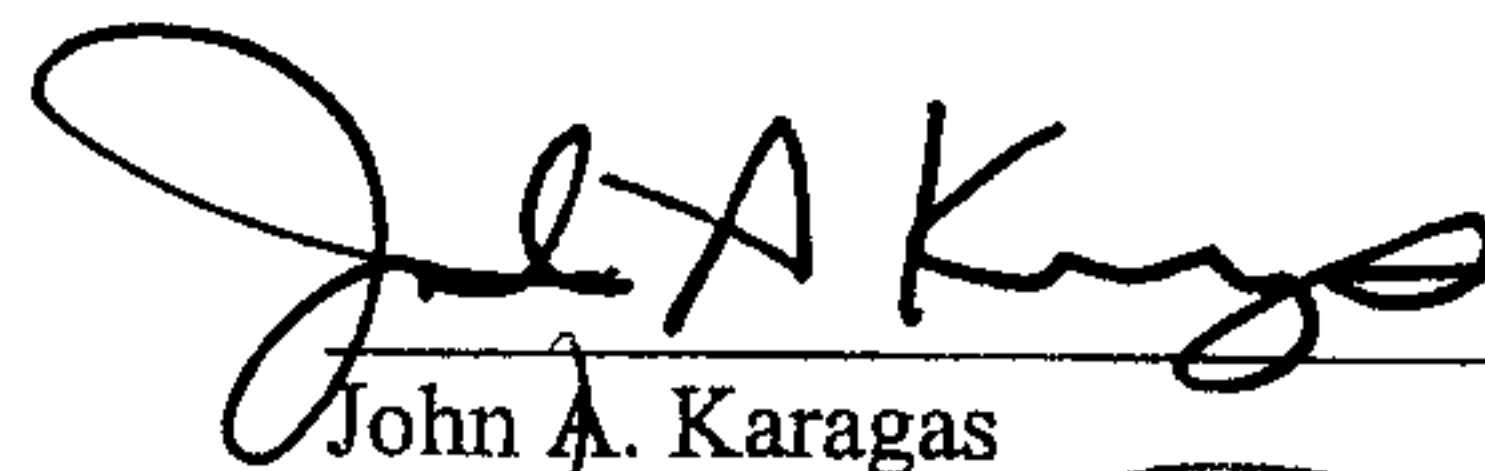
Frances Kovakas Karagas is one and the same person as Frances Karagas.

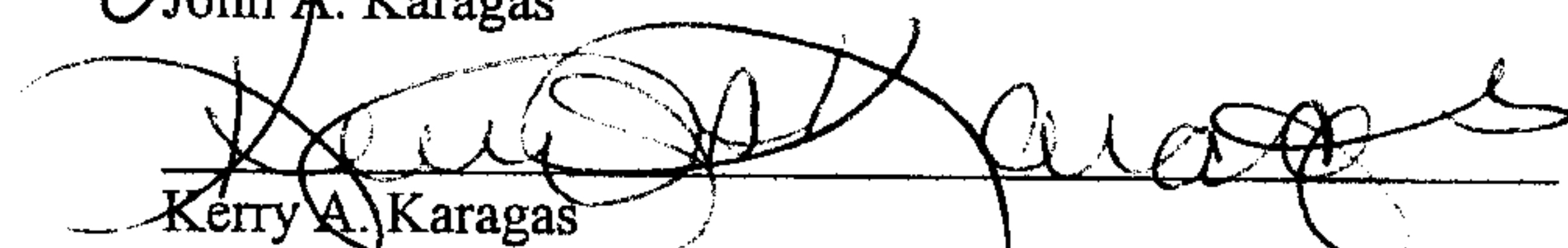
Subject property does not constitute the homestead of John A. Karagas or Kerry A. Karagas or their spouses, as defined by the Code of Alabama.

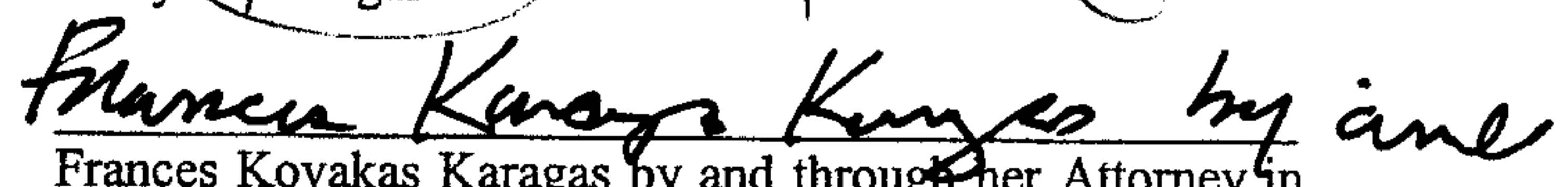
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

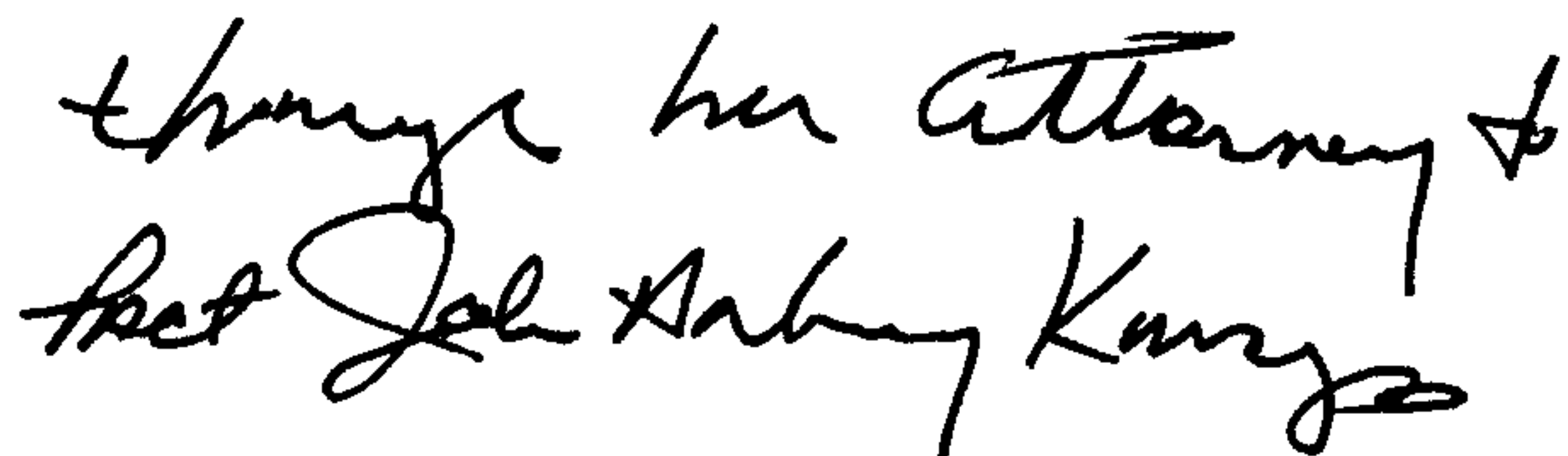
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of June, 2011.

  
John A. Karagas

  
Kerry A. Karagas

  
Frances Kovakas Karagas by and through her Attorney in Fact John Anthony Karagas

  
Change her Attorney to  
John Anthony Karagas

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John A. Karagas, a married individual, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of June, 2011.

Katherine C. Neabey  
NOTARY PUBLIC  
My Commission Expires: 8/16/13

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Anthony Karagas, whose name as Attorney in Fact for Frances Kovakas Karagas, a single individual, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of June, 2011.

Katherine C. Neabey  
Notary Public  
My Commission Expires: 8/16/13

STATE OF FLORIDA )  
COUNTY OF PINELLAS)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry A. Karagas, a married individual, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of June, 2011.

Nicholas Moundros  
NOTARY PUBLIC  
My Commission Expires: MAY 26, 2015

