

Send tax notice to:
John P. Kovac and Patricia A. Kovac,
Trustees
900 Masters Lane
Birmingham, AL 35244

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, John P. Kovac and wife, Patricia A. Kovac (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto (i) John P. Kovac, and any successors, as Trustee of the John P. Kovac Management Trust dated October 10, 2012, as to an undivided one-half (1/2) interest, and (ii) Patricia A. Kovac, and any successors, as Trustee of the Patricia A. Kovac Management Trust dated October 10, 2012, as to an undivided one-half (1/2) interest (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 40, according to the survey of Heatherwood, 4th Sector, as recorded in Map Book 9 page 161 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SOURCE OF TITLE: Book 174 Page 785 and Book 189 Page 968

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Building setback line of 40 feet reserved from Heatherwood Drive and East Side of lot as shown by Plat.
3. Public utility easements as shown by recorded Plat, including a 5 foot easement on the West side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 71 page 737 in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 93 Page 103 in the Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 84 Page 162 in the Probate Office.

Shelby County, AL 10/15/2012
State of Alabama
Deed Tax: \$346.00


20121015000394280 1/3 \$365.00
Shelby Cnty Judge of Probate, AL
10/15/2012 10:40:28 AM FILED/CERT

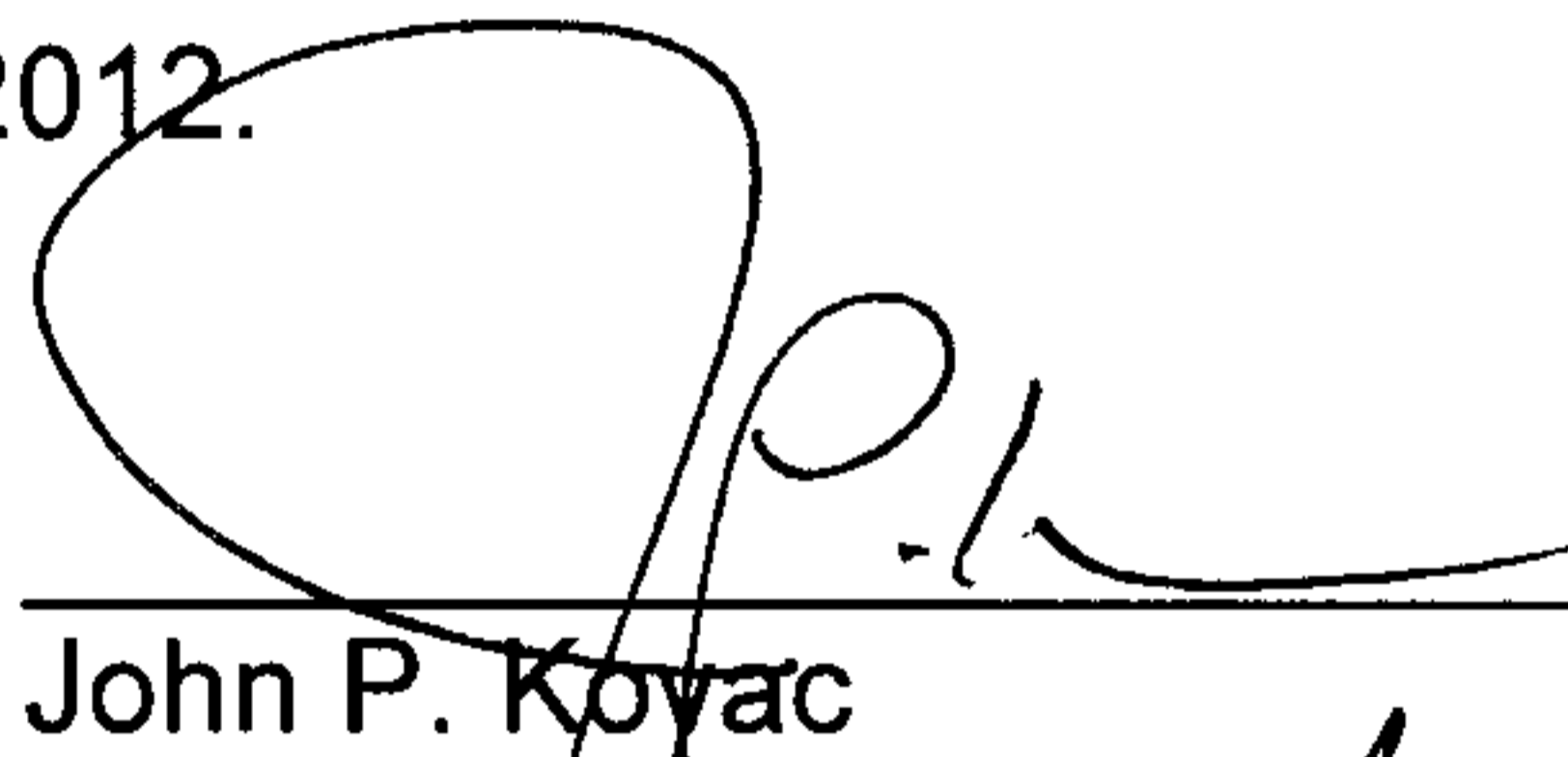
7. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in and Release of Damages set out in Real 106 Page 399 in Probate Office.

8. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Jefferson County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

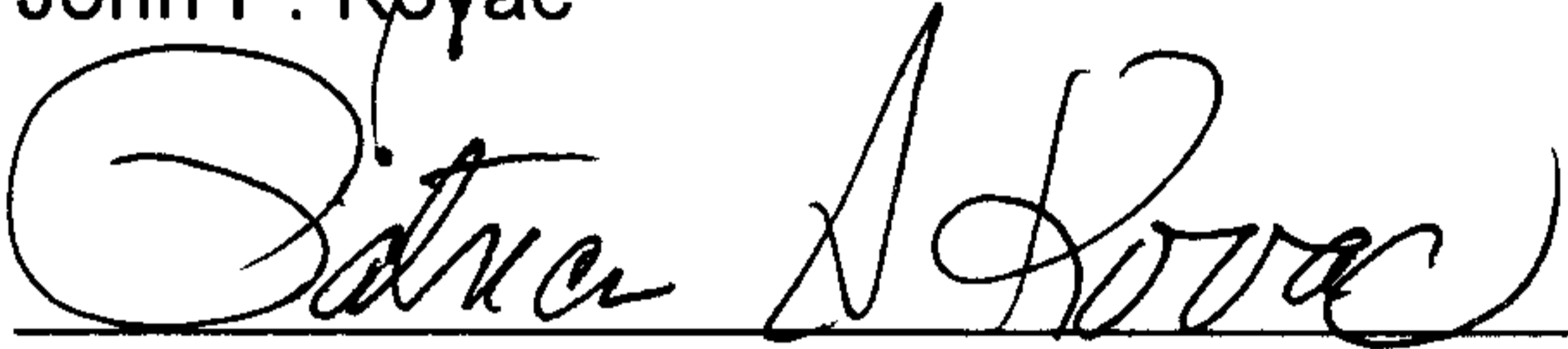
TO HAVE AND TO HOLD to said Grantees, their respective successors and assigns forever. Full power and authority is granted to the trustees, to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustees may determine. No person dealing with the trustees shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their respective successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their respective successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on 10 October, 2012.



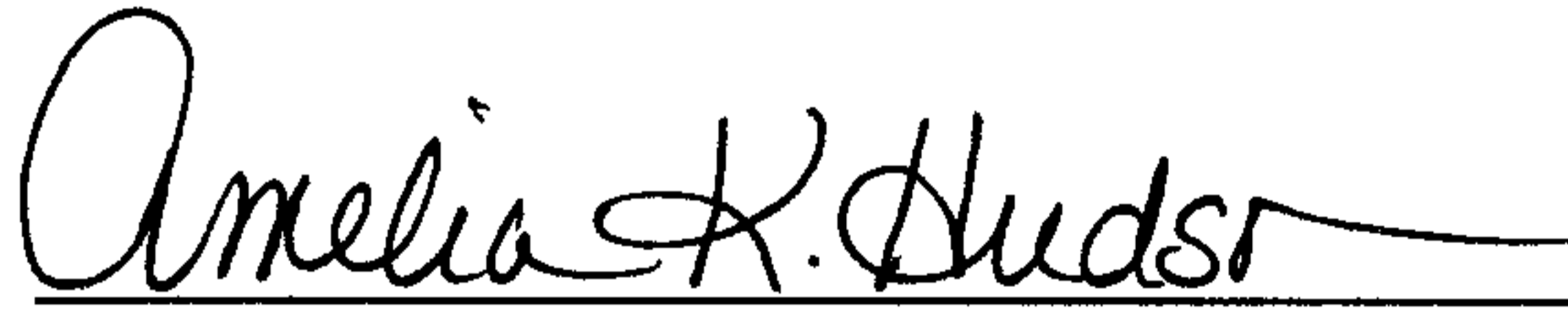
John P. Kovac



Patricia A. Kovac

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that John P. Kovac and wife, Patricia A. Kovac, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand on October 10, 2012.



Notary Public

Amelia K. Hudson

Printed Name

(NOTARY SEAL)

My Commission Expires: 8/3/2016



20121015000394280 2/3 \$365.00
Shelby Cnty Judge of Probate, AL
10/15/2012 10:40:28 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John P. & Patricia A. Kovac
Mailing Address 900 Masters Lane
Birmingham, AL 35244

Grantee's Name John P. Kovac, Trustee and *
Mailing Address 900 Masters Lane
Birmingham, AL 35244
* Patricia A. Kovac

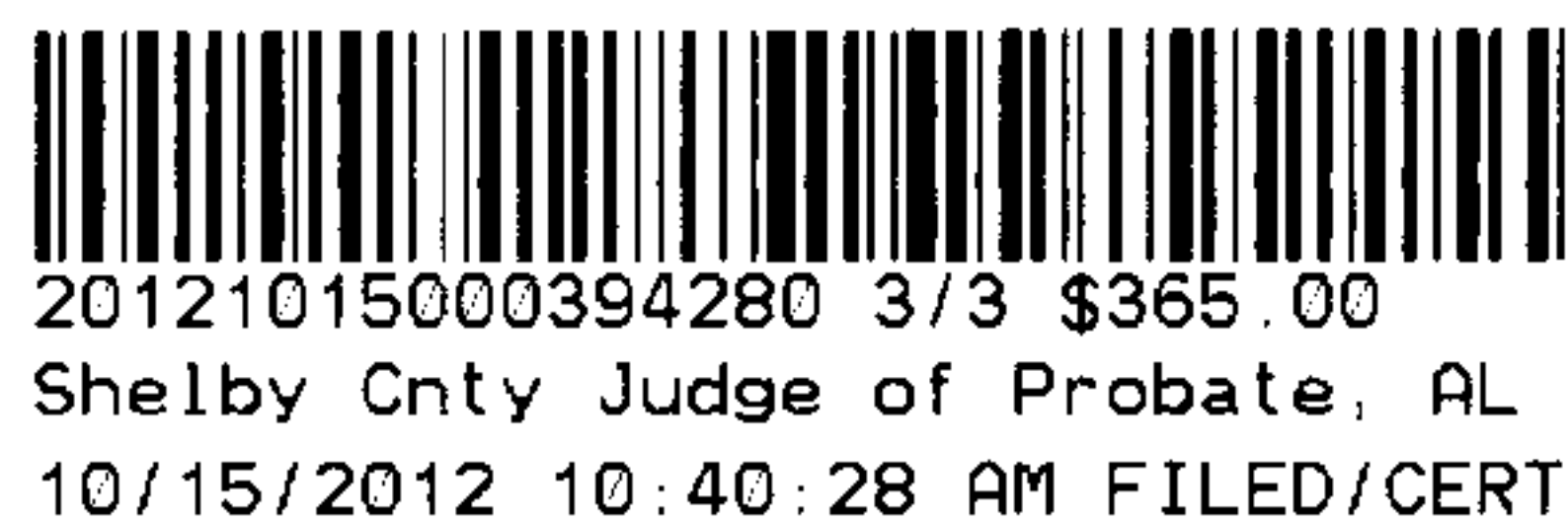
Property Address 900 Masters Lane
Birmingham, AL 35244

Date of Sale 10/10/2012
Total Purchase Price \$ N/A
or
Actual Value \$ N/A
or
Assessor's Market Value \$ 345,800

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement

- Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/10/12

? Unattested

(verified by)

Print John P. Kovac Patricia A. Kovac
Sign [Signatures]
(Grantor/Grantee/Owner/Agent) circle one

Print Form