

6355

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

STACIA G. KIKER  
178 PARK PLACE LANE  
ALABASTER, AL 35007

Inst # 2001-43238

10/05/2001-43238  
08:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 16.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED EIGHT THOUSAND and 00/100 (\$108,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARK ANTHONY MCWHORTER and MARY LYNNE MCWHORTER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STACIA G. KIKER and HUSBAND, CHRIS L. KIKER, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 25, ACCORDING TO THE AMENDED PLAT OF PARK PLACE, FOURTH ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 18, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 10 FOOT EASEMENT ACROSS REAR LOT LINE FOR DRAINAGE AND UTILITIES A PER PLAT.
4. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 172 AND DEED BOOK 333, PAGE 385.
5. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 216, PAGE 584.
6. EASEMENTS TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 210, PAGE 150 AND REAL BOOK 195, PAGE 649.
7. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN REAL BOOK 194, PAGE 332.

8. RESTRICTIVE COVENANTS AND CONDITIONS AS RECORDED IN INSTRUMENT #1994-18321.
9. RESTRICTIVE COVENANTS AND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. #1998-17759.
10. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

\$106,331.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

IN WITNESS WHEREOF, the said GRANTORS, MARK ANTHONY MCWHORTER and MARY LYNNE MCWHORTER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of September, 2001.

  
 MARK ANTHONY MCWHORTER

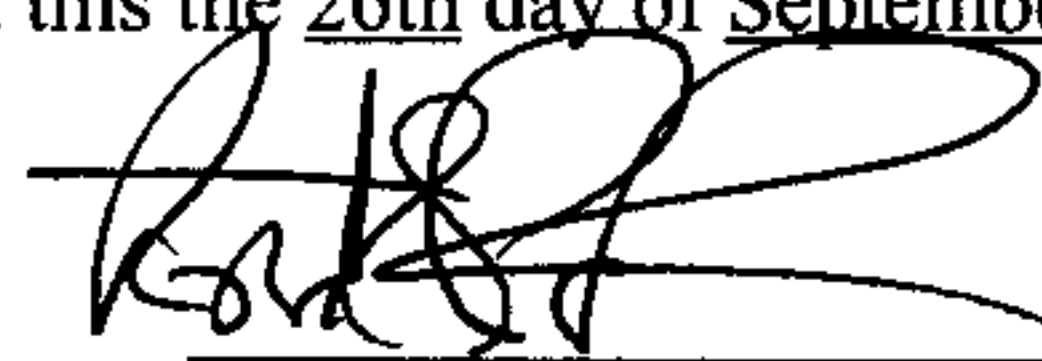
  
 MARY LYNNE MCWHORTER

STATE OF ALABAMA)  
 COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK ANTHONY MCWHORTER and MARY LYNNE MCWHORTER, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of September, 2001.



Notary Public

Inst # 2001-43238

My commission expires: 7/11/02

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