

SEND TAX NOTICE TO:

(Name) Susan P. Wilkens
129 Stevens Hills Circle
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100--

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Magnus Hook and spouse, Agneta Hook

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Susan P. Wilkens

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Amended Map of Brookhaven Sector 3, as recorded in Map Book 11, page 118, in the Probate Office of Shelby County, Alabama. Also part of Lot 45, easement rights only, more particularly described as follows: Commence at the most northerly corner of Lot 45; thence run Southwesterly along the Northwesterly line of Lot 45 a distance of 35.00 feet to the point of beginning; thence turn 13° 02 minutes 46 seconds right and run southwesterly a distance of 238.25 feet to a point on the southwesterly line of Lot 45; thence turn 71° 14 minutes 36 seconds right and run northwesterly along the southwesterly line of Lot 45 a distance of 51.69 feet to the most westerly corner fo Lot 45; thence turn 119° 37 minutes 37 seconds right and run northeasterly along the northwesterly line of Lot 45 a distance of 259.40 feet. Situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not yet due and payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

\$ 209,250.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 16th day of June, 1992.

(Seal)

X Magnus Hook
Magnus Hook

(Seal)

(Seal)

X Agneta Hook
Agneta Hook

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Magnus Hook and Agneta Hook whose name 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 and official seal this 16th day of June, A. D., 1992

Gene W. Gray, Jr.

Notary Public.