

116-2114

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

NORMAN P. TRITCH
209 KENTWOOD DRIVE
ALABASTER, AL 35007

Inst # 1996-10940

04/04/1996-10940
AM CERTIFIED
10:34 AM
SHELBY COUNTY JUDGE 13.00
002 504

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 FIFTY SEVEN THOUSAND FIVE HUNDRED FOUR and 00/100 (\$157,504.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAN TUCK D/B/A DAN TUCK HOMES (herein referred to as GRANTORS) do grant, bargain, sell and convey unto NORMAN P. TRITCH and NANCY L. TRITCH, HUSBAND AND WIFE, (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 124, ACCORDING TO THE SURVEY OF KENTWOOD, THIRD ADDITION, PHASE ONE, AS RECORDED IN MAP BOOK 19 PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

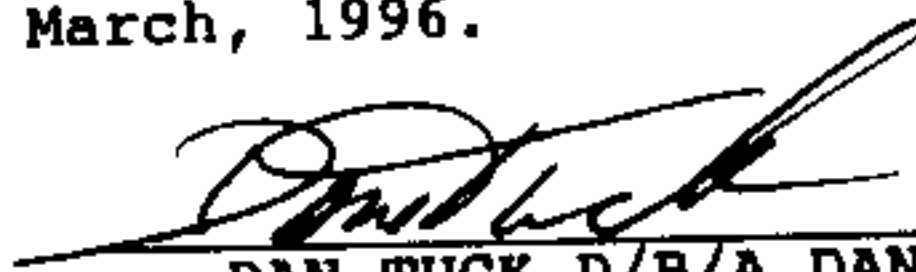
1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 30 feet reserved from Kentwood Trail and Kentwood Drive as shown by plat.
3. Restrictions, covenants and conditions as set out as Instrument #1995-25822 in Probate Office.
4. Public easements as shown by recorded plat, including 10 feet on the Easterly side of lot.
5. Agreement for waterline easement recorded as Instrument #1992-18725 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 19 page 26 in Probate Office.

\$126,000.00 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, DAN TUCK D/B/A DAN TUCK HOMES, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of March, 1996.

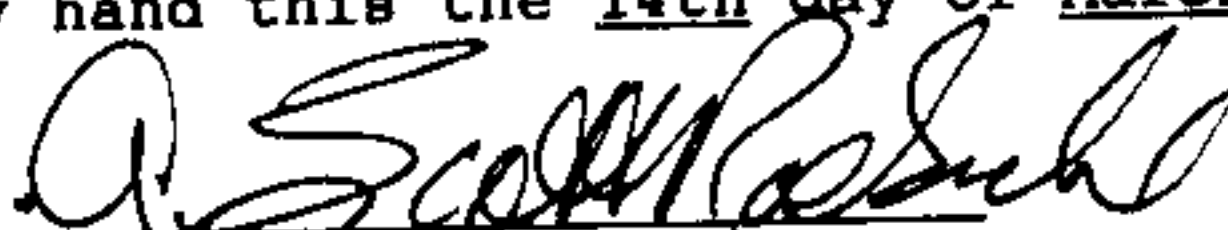

DAN TUCK D/B/A DAN TUCK HOMES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAN TUCK D/B/A DAN TUCK HOMES, 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 14th day of March, 1996.


Notary Public

My commission expires: 5-20-96

Inst # 1996-10940

04/04/1996-10940
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 43.00