

Inst # 1997-14467

(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:

DERICK A. LAMAR
900 FALLING STAR LANE
ALABASTER, AL 35007

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 SEVENTEEN THOUSAND FIVE HUNDRED and 00/100 (\$117,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL TODD KIRKPATRICK and PATRICIA BETH KIRKPATRICK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DERICK A. LAMAR and CRYSTAL E. LAMAR, 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 15, ACCORDING TO THE MAP OF APACHE RIDGE, 1ST SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1997.
- 2. Restrictions appearing of record in Book 190, Page 120.
- 3. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 220, Page 465.
- 4. Right of way granted to Alabama Power Company by instrument(s) recorded in Book 220, Page 467.
- 5. 35 foot building line from Falling Star Lane; 7.5 foot utility easement across rear lot line, as shown on recorded plat.

\$116,922.00 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,

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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, MICHAEL TODD KIRKPATRICK and PATRICIA BETH KIRKPATRICK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29 day of April, 1997.


MICHAEL TODD KIRKPATRICK



PATRICIA BETH KIRKPATRICK

STATE OF ALABAMA)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL TODD KIRKPATRICK and PATRICIA BETH KIRKPATRICK, 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 29th day of April, 1997.


Notary Public

My commission expires: My Commission Expires July 22, 2000

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