

3986

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

MICHAEL E. KOZLIK
401 LAUREL WOODS TRACE
HELENA, AL 35080

Inst # 1998-34957
1998-8661

09/08/1998-34957
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 12.00

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, GREG ADAMS and SHIRLEY ADAMS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL E. KOZLIK, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 41, ACCORDING TO THE SURVEY OF LAUREL WOODS, AS RECORDED IN MAP BOOK 16, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Restrictions appearing of record in Real Book 400, page 242.
3. Right of way granted to Colonial Pipeline Company as recorded in Deed Book 222, page 209 and Deed Book 286, page 81.
4. Right of way granted to City of Helena (for utilities) as recorded in Real Book 258, page 712.
5. 20 foot building line along Laurel Woods Trace; 7.5 foot easement along the Northerly lot line; and a 15 foot easement along the Wester lot line, as shown on recorded map.

\$120,731.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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, GREG ADAMS and SHIRLEY ADAMS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 1998.


GREG ADAMS

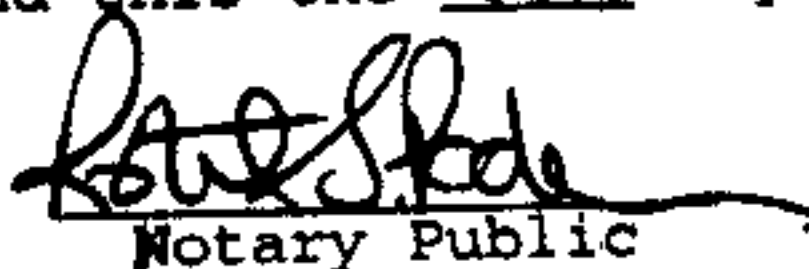

SHIRLEY ADAMS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREG ADAMS, SHIRLEY ADAMS 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 31st day of August, 1998.


Notary Public

My commission expires: 7/1/02

Inst • 1998-34957

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