

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and 00/100 Dollars (\$12,000.00) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, THERESE W. DUKE, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto THOMAS J. DUKE, as Administrator of the ESTATE OF RANDY GERALD DUKE (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 238, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2000 are a lien, not due and payable until October 1, 2000.
2. Mortgage from Therese W. Duke to SouthTrust Mortgage Corporation.
3. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid, that we will and 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 and seals, this 10th day of March, 2000

(Seal)

Therese W. Duke
Therese W. Duke

(Seal)

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THERESE W. DUKE, a single woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2000.

[Signature]
Notary Public

My commission expires: 4-7-03

Send Tax Notice To:
Thomas J. Duke
1013 County Road 368
Verbena, AL 36091

This Instrument Prepared By:
Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35280
(205) 979-9070
2000-09860

This instrument prepared without the benefit of title examination.

03/28/2000-09860
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 20.50