

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES K. MANKUS
21 ASHFORD CIRCLE
HOOVER, AL 35244

Inst # 2000-15616

05/11/2000-15616
08:23 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

902 MS 28.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTEEN THOUSAND and 00/100 (\$113,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SUE BETH MURPHREE, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES K. MANKUS, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 21-A, ACCORDING TO THE RESURVEY OF LOTS 18, 19, 20, 21, 22, 23 AND 24, AMENDED MAP OF CHASE PLANTATION, AS RECORDED IN MAP BOOK 8, PAGE 111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 5 FOOT EASEMENT ON THE NORTHERLY SIDE, AN IRREGULAR EASEMENT ALONG THE SOUTHERLY SIDE OF LOT FOR INGRESS AND EGRESS.
4. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14 BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AS PAGE 440, AS AMENDED IN REAL 11 PAGE 336 AND MAP BOOK 9 PAGE 47 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN MISC. BOOK 34 PAGE 549 IN PROBATE OFFICE.
5. RIGHT(S)-OF-WAY(S) GRANTED TO SOUTH CENTRAL BELL BY INSTRUMENT(S) RECORDED IN DEED BOOK 339 PAGE 402 IN PROBATE OFFICE.
6. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 332 PAGE 554 IN PROBATE OFFICE.

7. RIGHT(S)-OF-WAY(S) GRANTED TO WATER WORKS BOARD BY INSTRUMENT RECORDED IN DEED BOOK 336 PAGES 203 AND 206 IN PROBATE OFFICE.
8. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 45 PAGE 91 AND COVENANTS PERTAINING THERETO RECORDED IN REAL 45 PAGE 95 IN PROBATE OFFICE.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN REAL 127 PAGE 140 IN PROBATE OFFICE.
10. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
11. EASEMENT MODIFICATION AS RECORDED IN DEED BOOK 335 PAGE 868 IN PROBATE OFFICE.

\$96,050.00 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, SUE BETH MURPHREE, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2000.


SUE BETH MURPHREE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUE BETH MURPHREE, 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 27TH day of APRIL, 2000.


Notary Public

My commission expires: 7/1/02

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SHELBY COUNTY JUDGE OF PROBATE
002 1995 28.00