



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8820

SEND TAX NOTICE TO:

RONALD KIRKSEY
105 Settling Sun Lane
Alabaster, Alabama 35007

This instrument was prepared by

(Name) BRIAN & BATTLES LLC
 (Address) 3150 Hwy 52 West, Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

(\$152,800.00)

That in consideration of One hundred fifty-two thousand eight hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

GEORGE M. MAROZZAN and AUDREY B. MAROZZAN, Husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

RONALD KIRKSEY and CYNTHIA KIRKSEY

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY

County, Alabama to-wit:

Lot 2, Sector 3, according to the Survey of Apache Ridge, Sectors 2 and 3, as recorded in Map Book 16, Page 60, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

145,160.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 2000-18843

06/07/2000-18843
 08:58 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 801 186 16:30

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 30th

day of MAY, 2000

WITNESS:

(Seal) George M. Marozzan (Seal)
 GEORGE M. MAROZZAN
 (Seal) Audrey B. Marozzan (Seal)
 AUDREY B. MAROZZAN
 (Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George M. Marozzan and Audrey B. Marozzan whose name are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of MAY, A.D. 2000

My Commission Expires: 2-25-2001

B. CHRISTOPHER BATTLES

Notary Public