

(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:

WILLIAM M. MEEKS
305 OLD BROOK LANE
BIRMINGHAM, AL 35242

Inst # 2000-19608

06/12/2000-19608
10:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

21.50
800 998

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 FIFTY NINE THOUSAND and 00/100 (\$159,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TRACY M. SMITH (KAGLE) and HUSBAND BRIAN KAGLE, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM M. MEEKS and ANALISE E. SIMPSON, (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 31, ACCORDING TO THE SURVEY OF OLD BROOK PLACE, AS RECORDED IN MAP BOOK 19, PAGE 41 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. 10-FOOT BUILDING SETBACK LINE FROM OLD BROOK LANE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1994-35287 AND AMENDED IN INSTRUMENT #1995-13687.
5. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED 4, PAGE 505, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
6. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST, OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS RECORDED IN MAP BOOK 19, PAGE 41.

7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 41.
8. UTILITY EASEMENT AS RECORDED IN REAL 42, PAGE 227.



TRACY M. SMITH AND TRACY M. KAGLE ARE ONE AND THE SAME PERSON.

\$149,150.00 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, 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, TRACY M. SMITH (KAGLE) and HUSBAND, BRIAN KAGLE, have hereunto set his, her or their signature(s) and seal(s), this the 5th day of June, 2000.


TRACY M. SMITH (KAGLE)

BRIAN KAGLE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TRACY M. SMITH (KAGLE), 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 5th day of June, 2000.


Notary Public

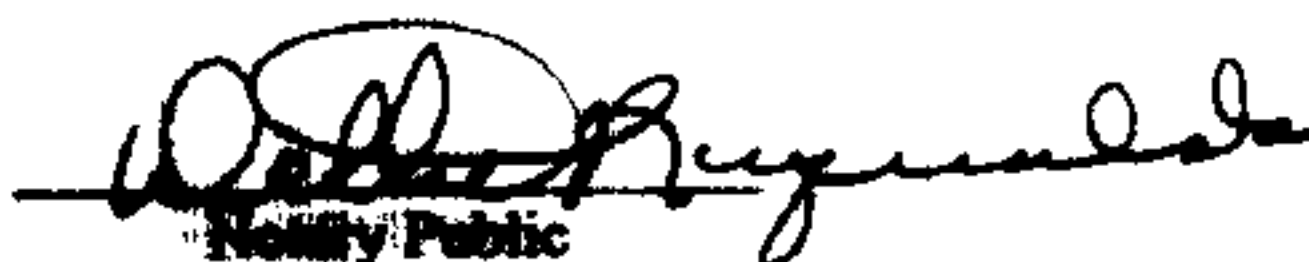
My commission expires: 7/4/02

STATE OF Alabama
COUNTY OF Selma

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRIAN EAGLE**, 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 20 day of May, 2000.


Notary Public

My commission expires: 10-6-2001

Inst # 2000-19608

06/12/2000-19608
10:55 AM CERTIFIED
SELBY COUNTY JUDGE OF PROBATE