

Send Tax Notice To:  
Mark A. McKenzie  
750 Salser Lane  
Columbiana, Alabama 35051

This instrument was prepared by:  
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P. O. Box 380275  
Birmingham, AL 35238

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Warranty Deed

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Thirty-Six Thousand Dollars and 00/100 (\$36,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Audrey A. Lugar, widow (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Mark A. McKenzie, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A.

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
3. \$35,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.
4. Audrey A. Lugar is the surviving grantee of that certain deed recorded in Deed Book 330, page 829, Virgil C. Lugar, Sr. having died on or about AUG. 20, 1995.
5. This property does not constitute the homestead of the grantor.


TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

Inst # 2000-21648

06/29/2000-21648  
08:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 14.50

And I do for myself and for my heirs, executors, and administrators covenant with 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 as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 28th day of June, 2000.

  
Audrey A. Lugar

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Audrey A. Lugar, widow, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of June, 2000.

  
Notary Public

My Commission Expires: 5/21/03

**EXHIBIT "A"**

A parcel of land situated in the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West, more particularly described as follows:

Commence at the NW corner of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and run North a distance of 120 feet; thence run East a distance of 1312.11 feet to iron, to be point of beginning; thence North 142.2 feet; thence turn left and run West a distance of 300 feet; thence South a distance of 142.2 feet; thence East 300 feet back to point of beginning.

Situated in the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama.

**TOGETHER WITH:**

An easement for ingress and egress over and across the following described property, being more particularly described as follows:

An easement for ingress and egress, beginning on the East right of way line of Shelby County Highway No. 447 at a point 120 feet North of the South line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence run East parallel with the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 952 feet, more or less, to the Southwest corner of the parcel of land sold to Norman Poe and wife, Patricia Ann Poe by Robert Salzer, in deed recorded in Deed Book 304, page 385, and corrected in deed recorded in Deed Book 322, page 440, in the Probate Office of Shelby County, Alabama; thence turn left and run North 12 feet along the West line of said parcel; thence turn left and run West parallel with the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 952 feet, more or less, to the East right of way line of Highway No. 447; thence turn left and run South along said right of way line a distance of 12 feet to the point of beginning.

All situated in Shelby County, Alabama.

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