



JEFFERSON TITLE CORPORATION

This instrument was prepared by V. Edward Freeman II P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN
 118 North 18th Street
 (Address) Bessemer, Alabama 35020

16988-0002 • Insu
 05:56 PM 100
 ALABAMA TO BEHOLD ALABAMA AFTER
 16988-0002/20/20
 21:00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100----- (\$155,000.00) DOLLARS

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

BRUCE L. McCORMICK, a married man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

KIRK A. PIERCE and CHRISTY C. PIERCE
 (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 45, according to the Survey of Second Sector, Fieldstone Park,
 as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County,
 Alabama.

SUBJECT TO:

1. Taxes for the year 2000 and subsequent years.
2. Protective Covenants as recorded in Book 370, Page 9, and refiled in Instrument No. 1993-03847 and amended in Book 378, Page 706 and refiled in Instrument No. 1993-03848 in Probate Office of Shelby County, Alabama.
3. 30 foot building line as shown by map recorded in Probate Office.
4. 10 foot easement as shown by recorded map.
5. Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

\$124,000.00 of the above recited consideration was furnished to grantees through a loan secured by mortgage executed simultaneously with the delivery of this deed.

The undersigned Bruce L. McCormick hereby certifies that the above described property does not constitute his homestead, or that of his spouse.

TO HAVE AND TO HOLD to the said GRANTEES 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 GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29

day of June 2000

WITNESS:

(Seal) Bruce L. McCormick
 (Seal)
 (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bruce L. McCormick whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June A.D., 2000

MY COMMISSION EXPIRES: 8/2/03

[Signature]
 Notary Public

STONE, PATTON, KIERCE & FREEMAN
 POST OFFICE BOX 2375
 BESSEMER, ALABAMA 35021