

This Instrument Prepared By:
Ferris S. Ritchey, III. Esquire
P.O. Drawer 590069
Birmingham, Alabama 35209

Send Tax Notice to:
Laura Tucker
180 Chase Creek Circle
Pelham, AL 35124

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-two Thousand Six Hundred and 00/100 -- (\$92,600.00) Dollars and other good and valuable considerations, to the undersigned, **MARK S. KIRKEMIER** and wife, **CANDACE C. KIRKEMIER** ("GRANTORS"), in hand paid by **LAURA S. TUCKER**, a married woman ("GRANTEE"), the receipt whereof is hereby acknowledged, GRANTORS grant, bargain, sell and convey unto GRANTEE, the following described real estate situated in SHELBY County, Alabama:

Lot 74, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, Page 160, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable.
2. 10 foot easement along the north lot line; 18 foot building line from south lot line; and easement of undetermined width along west lot line, as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights of recorded in Instrument #1995-31446.
4. Right of way to the city of Pelham as recorded in Volume 341, Page 725.
5. 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.
6. Any prior reservation or conveyance, together with release of damages or minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

\$74,050.00 OF THE CONSIDERATION SET ABOVE IS EVIDENCED BY A PURCHASE MONEY MORTGAGE FILED SIMULTANEOUSLY HERewith.)

TO HAVE AND TO HOLD to the said GRANTEE, her heirs, executors, and administrators forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of July, 2000.

W. L. K.

MARK S. KIRKEMIER

Carolina Kirkman

CANDACE C. KIRKEMIER

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARK S. KIRKEMIER** and wife, **CANDICE C. KIRKEMIER**, whose names 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 the 31st day of July, 2000.

Notary Public

My Commission Expires: 06-07-04

08/02/2000-25873
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 27.50