

This Instrument Prepared By:
Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Mark Kirkemier
3633 Tall Timber Dr.
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-seven Thousand and no/100 (\$227,000.00) Dollars, to the undersigned, JON A. ERICKSON and wife, SHERI C. ERICKSON ("GRANTORS"), in hand paid by MARK S. KIRKEMIER and wife, CANDACE C. KIRKEMIER ("GRANTEES"), the receipt whereof is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama:

Lot 3, according to the Survey of Southern Pines, 6th Sector, as recorded in Map Book 9, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

- 1. Taxes due in the year of 2000, a lien, but not yet payable.
- 2. A 40 foot building line as shown by record plat.
- 3. Easements on rear as shown by record plat.
- 4. Restrictions appearing of record in Real Volume 45, page 117.
- 5. Right of way in favor of Alabama Power Company in Real Volume 48, Page 42.
- 6. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not insured herein.

(\$170,000.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators 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 we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their 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 4th day of August, 2000.

J A U
JON A. ERICKSON

Sheri C. Erickson
SHERI C. ERICKSON

STATE OF ALABAMA)
JEFFERSON COUNTY) ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JON A. ERICKSON and wife, SHERI C. ERICKSON, 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 4th day of August, 2000.

Notary Public

My Commission Expires: 06-07-04

08/07/2000-26528
10:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 HNS 66.50

Inst # 2000-26528