

5605

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

KIMBERLY A. OSBURN
1005 EAGLE LAKE CIRCLE
BIRMINGHAM, AL 35242

Inst # 2001-04669
02/09/2001-04669
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 39.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY NINE THOUSAND and 00/100 (\$249,000.00) DOLLARS to the undersigned grantor, MAIL BOXES ARE US, INC. D/B/A L.K.H. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto KIMBERLY A. OSBURN and KENNETH S. OSBURN, WIFE AND HUSBAND, (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 760, ACCORDING TO THE SURVEY OF EAGLE POINT, 7TH SECTOR, PHASE W, AS RECORDED IN MAP BOOK 23, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. 20 FOOT DRAINAGE AND SANITARY SEWER EASEMENT ALONG SOUTHWESTERLY LOT LINE AS SHOWN ON RECORDED MAP.
4. 25 FOOT BUILDING RESTRICTION LINE FROM EAGLE LAKE CIRCLE AS SHOWN ON RECORDED MAP.
5. NOTS AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
6. NOTICE IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP, AS RECORDED IN MAP BOOK 23, PAGE 115, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
7. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND LIENS FOR ASSESSMENTS SET FORTH IN INSTRUMENT RECORDED UNDER INSTRUMENT #1998-32332.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, AS RECORDED UNDER INSTRUMENT #1999-07319.

\$224,100.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, MAIL BOXES ARE US, INC. D/B/A L.K.H., by its PRESIDENT, LAURIE KINNEBREW who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 25th day of January, 2001.

MAIL BOXES ARE US, INC. D/B/A L.K.H.

By 
LAURIE KINNEBREW, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LAURIE KINNEBREW, whose name as PRESIDENT of MAIL BOXES ARE US, INC. D/B/A L.K.H., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 25th day of January, 2001.


Notary Public

My commission expires: 7/11/02

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