

This instrument was prepared by:

(Name) William H. Halbrooks
(Address) #1 Independence Plaza, Suite 704
Birmingham, Alabama 35209

Send Tax Notice To:

Carol A. Kutik

name

1551 Bent River Circle

address

Birmingham, Alabama 35216

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and no/100-----(\$150,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles G. Kessler, Jr., a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Carol A. Kutik

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 120,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 15,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Charles G. Kessler, Jr. nor that of his spouse.

Inst # 2002-16937
04/11/2002-16937
10:56 AM CERTIFIED
SHFLBY COUNTY JUDGE OF PROBATE
001 MSB 26.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 1st day of April, 15x 2002.

_____(Seal)

_____(Seal)

_____(Seal)

Charles G. Kessler, Jr. (Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Charles G. Kessler, Jr.

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 hands and official seal this 1st day of April A.D., 15 2002.

William H. Halbrooks

Notary Public