

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
MICHAEL BRANDON SYKES

286 Mtn View Dr
Wilsmville Ala 37187

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20040407000180680 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
04/07/2004 15:39:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWELVE THOUSAND FIVE HUNDRED and NO/00 (\$12,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **KENNETH F BAGINSKI**, A *M. T. Atchison* MAN grant, bargain, sell and convey unto, **MICHAEL BRANDON SYKES** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

PARCEL I:

Lot 17 and 18, in Block B, according to the Map of the Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$12,500.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of April, 2004.

Kenneth F. Baginski
KENNETH F. BAGINSKI

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH F BAGINSKI, 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 5TH day of April, 2004.

[Signature]
Notary Public

My Commission Expires: 10-16-04