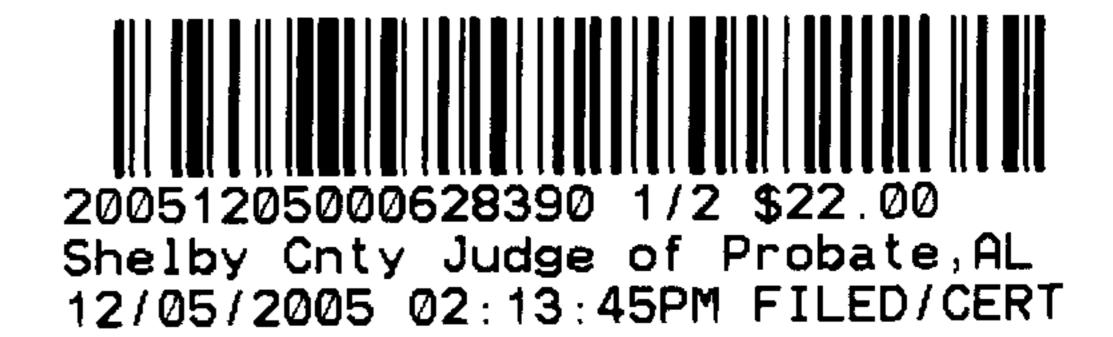
Shelby County, AL 12/05/2005 State of Alabama

Deed Tax:\$8.00



## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

WILLIAM THOMAS BUCHKOSKI 1317 OLD CAHABA TRACE HELENA, AL 35080

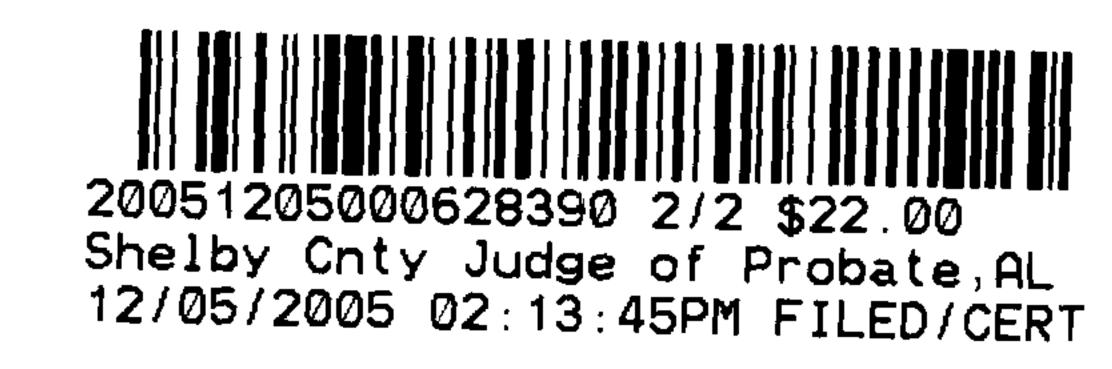
## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$158,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LAUREN S. PATRICK and JOHN DENMARK PATRICK, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM THOMAS BUCHKOSKI, AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 518, ACCORDING TO THE SURVEY OF AMENDED MAP OF OLD CAHABA, THE PARK SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. 20 FOOT BUILDING RESTRICTIONS LINE AND 10 FOOT EASEMENT AS SHOWN ON RECORDED PLAT.
- 3. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
- 4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1999-25616 AND BOOK 133 AT PAGE 277, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND 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 AS RECORDED IN BOOK 61 AT PAGE 164, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



- 6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN VOLUME 155 AT PAGE 331, VOLUME 155 AT PAGE 425 AND LIS PENDENS 2 AT PAGE 165, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- 7. RIGHT OF WAY TO ALABAMA POWER CO. AS RECORDED IN VOLUME 247 AT PAGE 853, VOLUME 131 AT PAGE 447 AND VOLUME 139 AT PAGE 238, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$126,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$23,700.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LAUREN S. PATRICK and JOHN DENMARK PATRICK, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of November, 2005.

LAUREN S. PATRICK

JOHN DENMARK PATRICK

THE THE PARTY OF T

STATE OF ALABAMA) COUNTY OF SHELBY)

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LAUREN S. PATRICK, JOHN DENMARK PATRICK whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of November, 2005.

Notary Public

My commission expires: