

20060609000273840 1/2 \$174.00  
Shelby Cnty Judge of Probate, AL  
06/09/2006 10:46:34AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA ]  
COUNTY OF JEFFERSON ]

That in consideration of Five Hundred Sixty Thousand and no/100s Dollars [\$560,000.00] and other good and valuable consideration to the undersigned Grantors, James R. Esdale and Stella Esdale, husband & wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Erick H. Pirkle and Dee Ann R. Pirkle, husband and wife, (herein referred to as Grantees) the following described real estate in fee simple as joint tenants with rights of survivorship situated in Jefferson County, Alabama, to wit:

142 Coshatt Trail, Birmingham, AL 35244

Parcel ID#: 10-2-09-001-001.237-RR-00

Lot 10, according to the survey of Heatherwood, 8th Sector, Phase I, as recorded in Map book 16, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to all rights or claims of parties in possession not shown by public records, defects, liens, encumbrances, adverse claims or other matter, taxes and assessments not yet due and payable, building lines as shown by recorded map, easements not shown by recorded map, title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights, privileges and immunities relating thereto, 35' building line from Coshatt Trail, right of ways, 20' easement across rear, restrictions, reservations & conditions, if any, as recorded in Map Book 16, Page 118, Public utility easements as shown by recorded plat, right of way to Alabama Power Company as recorded in Deed Book 337, Page 267, subject to covenants, conditions and restrictions as set forth in Instrument 1992-24863, in the official records of Shelby County, Easement to South Central Bell as recorded in Real 119, Page 887, Release of damages as recorded in Instrument 1992-26294, subject to individual approval by Shelby County Dept. of Health, Sewage disposal system as set out in Instrument 2000-36153, as recorded in the office of the Judge of Probate of Shelby County, Alabama.

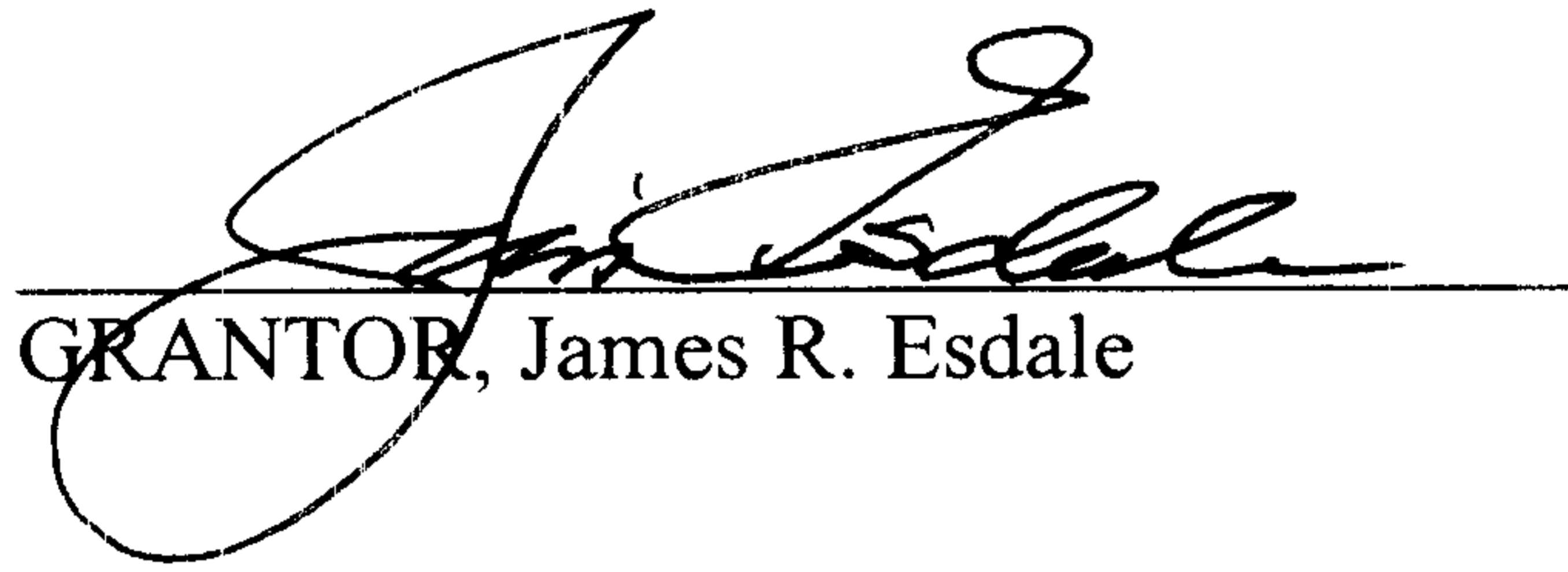
Subject to 1<sup>st</sup> mortgage in the amount of \$Two Hundred Thirty Thousand & no/100s [\$230,000.00]

Subject to 2<sup>nd</sup> mortgage in the amount of \$One Hundred Seventy Thousand & no/100s [\$170,000.00].

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, James R. Esdale and Stella Esdale, husband & wife, who is/are authorized to execute this conveyance, have hereto set their signature and seal, this the 6 day of June, 2006.

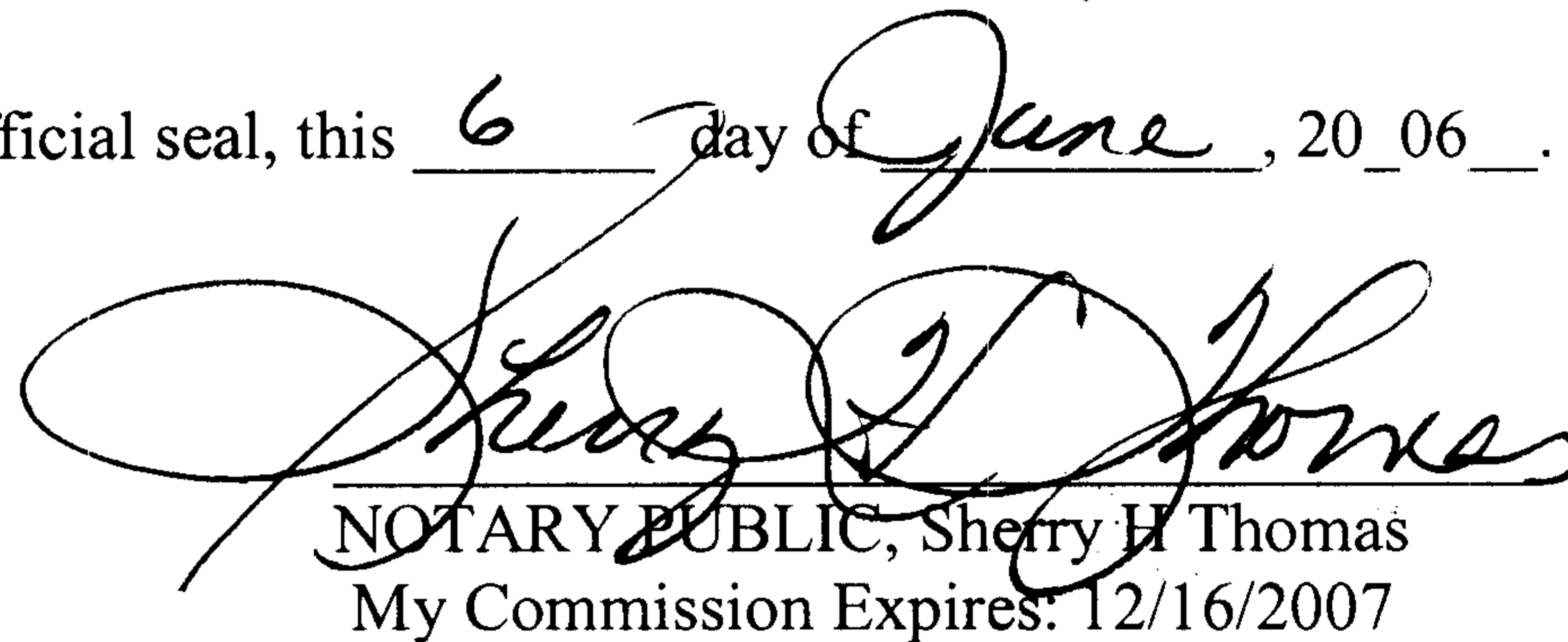
  
GRANTOR, James R. Esdale

  
GRANTOR, Stella Esdale

STATE of ALABAMA  
COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Esdale, Husband and Stella Esdale, wife, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of June, 2006.

  
NOTARY PUBLIC, Sherry H Thomas  
My Commission Expires: 12/16/2007



Shelby County, AL 06/09/2006  
State of Alabama

Deed Tax: \$160.00

INSTRUMENT PREPARED BY:  
Law Office of Sherry H Thomas, LLC  
Chase Commerce Park, Suite 109  
3821 Lorna Road  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
Mr. & Mrs. Erick Pirkle  
142 Coshatt Trail  
Birmingham, AL 35244