

PREPARED BY:
RILEY & RILEY, P.C.
1950 Stonegate Drive, Suite 150
Vestavia Hills, Alabama 35242

SEND TAX NOTICE TO:
JAN P. KIRKEMIER
4128 Ashington Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS DEED, made and entered into this the 28th day of May, 2008, by and between Elizabeth K. Kirkemier, a single person, herein called "GRANTOR", and Jan P. Kirkemier, herein called "GRANTEE":

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND DOLLARS 00/100 (\$200,000.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto Grantee, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Lot 276, according to the map or survey of Eagle Pint, 2nd Sector Phase 4, as recorded in Map Book 25, Page 103, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2008, AND SUBSEQUENT YEARS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

Grantor does for myself and for my Heirs Executors and Administrators covenant with Grantee, his/her heirs and assigns, that he/she is lawfully seized in fee simple and possessed of said property; that he/she has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that he/she will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature and seals this the 28 day of May, 2008.

Elizabeth K. Kirkemier {Seal}
Elizabeth K. Kirkemier

STATE OF ALABAMA)
COUNTY OF SHELBY (State At Large))

I, the undersigned Notary Public, hereby certify that, Elizabeth K. Kirkemier, whose name is signed to foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she, executed this same voluntarily.

Given under my hand and seal this 28 day of May, 2008.

James S. Reed
Notary Public

expires 6-10-08