

This instrument was prepared by

Send Tax Notice To: Brian M. Menke

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
Chase Commerce Park
(Address) 3821 Lorna Road, Building 100
BIRMINGHAM, AL 35244

4963 Caldwell Mill Lane
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY EIGHT THOUSAND AND NO/100 (\$98,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael C. Thompson and wife, Marquetta O. Thompson

(herein referred to as grantors) do grant, bargain, sell and convey unto
Brian M. Menke and Victoria R. Feldman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 36, according to the Survey of Old Mill Trace,
as recorded in Map Book 7, Page 99 A & B, in the
Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$90,358.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1993-18394

06/23/1993-18394
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal(s), this 18th
day of June, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

Michael C. Thompson (Seal)
Marquetta O. Thompson (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael C. Thompson and wife, Marquetta O. Thompson whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June A. D., 1993

My Commission Expires: 8, 22, 94

FORM NO LT002

[Signature]
Notary Public

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