

RM-1648

01/05/1995-00342
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RACHEL LOUISE EIDE
465 SHOESHONE DRIVE
MONTEVALLO, AL 35115

Inst # 1995-00342

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of EIGHTY FOUR THOUSAND TWO HUNDRED FIFTY and 00/100 (\$84,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL S. THOMAS and LISA H. THOMAS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RACHEL LOUISE EIDE, AN UNMARRIED WOMAN and CYNTHIA KATE SHACKELFORD, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 38, ACCORDING TO THE MAP AND SURVEY OF FIRST ADDITION TO INDIAN HIGHLANDS, AS RECORDED IN MAP BOOK 5, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. Restrictions appearing of record in Deed Volume 236, page 898 and Misc. 3, page 305.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 257, page 419.
4. 10 foot utility easement along the Northwesterly and Southwesterly lot lines, all as shown on recorded plat.

\$84,049.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.



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, 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

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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, MICHAEL S. THOMAS and LISA H. THOMAS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of December, 1994.


MICHAEL S. THOMAS

LISA H. THOMAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL S. THOMAS and LISA H. THOMAS, HUSBAND AND 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of December, 1994.


Notary Public

My commission expires: 7/16/98

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