

## This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

## Send Tax Notice to:

(Name) ROBERT C. THOMAS, JR. and TINA THOMAS  
(Address) 112 Big Oak Circle  
Alabaster, AL 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty-Two Thousand Five Hundred and no/100----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
JOSEPH NOWAK, JR. and wife, PATRICIA G. NOWAK  
(herein referred to as grantors), do grant, bargain, sell and convey untoROBERT C. THOMAS, JR. and wife, TINA THOMAS  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN  
FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING  
CONVEYED BY THIS INSTRUMENT.SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.\$ 205,000.00 of the purchase price is being paid by the  
proceeds of a first mortgage loan executed and recorded  
simultaneously herewith.

Inst # 1995-24641

09/06/1995-24641  
02:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 68.50TO 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 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 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 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 30th  
day of August, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Joseph Nowak, Jr. (Seal)  
JOSEPH NOWAK, JR.Patricia G. Nowak (Seal)  
PATRICIA G. NOWAK

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that JOSEPH NOWAK, JR. and wife, PATRICIA G. NOWAK, whose names 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 30th day of August, A.D., 19 95.

My Commission Expires:

Notary Public

**EXHIBIT "A"**

**Commence at the Northeast corner of the NE¼ of the SW¼ of Section 15, Township 21 South, Range 3 West, thence South 89° 43' 56"W along the North boundary of said NE ¼ of the SW ¼ a distance 576.92 feet to the Point of Beginning; thence continue along the previously described course a distance of 210.02 feet; thence South 15° 17' 57" West a distance of 656.13 feet to the northerly right-of-way of Big Oak Circle, formerly known as Red Oak Drive; thence North 89° 45' 35" E along said right-of-way 215.00 feet; thence North 14° 52' 38" East a distance of 654.91 feet to the Point of Beginning. Containing in all 3.08 acres.**

**Inst # 1995-24641**

**09/06/1995-24641  
02:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 68.50**