

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Ronald S. Coleman

(Address) 104 Pine Lake Circle
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand Five Hundred and no/100-----DOLLARS

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

Billy Thomas d/b/a Billy Thomas Remodeling and Building,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald D. Coleman and Rhonda S. Coleman,

(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 18, First Addition to Triple Springs Subdivision, 2nd Sector, as recorded in Map
Book 6, Page 155 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way and permits of record.

\$88,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-17761

06/03/1996-17761
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.00

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 grantors 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, I have hereunto set my hand(s) and seal(s), this 31st
day of May, 1996.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State,

hereby certify that Billy Thomas d/b/a Billy Thomas Remodeling and Building

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, A. D. 1996

Notary Public

My Commission Expires: 10/16/96

Inst # 1996-17761