

96101054

SEND TAX NOTICE TO:

(Name) Joseph D. Thomas
(Address) 104 Ashford Lane
Alabaster, Alabama 35007

This instrument prepared by:
Melissa Kessler Smith
2700 Hwy 280, Suite 60
Birmingham, AL 35223

Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

**CERTIFIED TO BE A TRUE
AND CORRECT COPY OF
THE ORIGINAL DOCUMENT.**

That in consideration of the sum of \$ ONE HUNDRED THIRTY TWO THOUSAND AND NO/100-----
----- DOLLARS (\$132,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Anthony Lyle Quesenberry and Lisa Kaye Quesenberry, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph D. Thomas and Cherri H. 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:

Lot 60, according to the Map of Second Addition to Ashford Heights, as
recorded in Map Book 17, page 29, in the Probate Office of Shelby County,
Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1996-38154

11/19/1996-38154
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 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 grantors
herein) in the event one grantor 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, we/I have set our/my hand(s) and seal(s), this 31st day of October, 1996.
Signed, sealed and delivered in the presence of:

_____(Seal) Anthony Lyle Quesenberry _____(Seal)
_____(Seal) Lisa Kaye Quesenberry _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned
Anthony Lyle Quesenberry and wife, Lisa Kaye Quesenberry, a Notary Public in and for said County, in said State, hereby certify that
whose name(s) 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 31st day of October, A.D., 1996.

Melissa Kessler Smith
Notary Public

My Commission Expires:
My Commission Expires: