

SEND TAX NOTICE TO:

(Name) Durell B. Thomas
Rural Route 2 Box 2290
(Address) Centreville, AL 35042

This instrument was prepared by

(Name) Jonathan L. Tindle, Attorney at Law

(Address) 1724 Third Avenue North, Bessemer, AL 35020

Form 1-1-3 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 and No/100 (\$1.00) and other good and valuable considerations DOLLARS

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

Durell B. Thomas, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Durell B. Thomas, and wife, Irene J. 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 Attached Exhibit A

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE CONDITION OF THE TITLE AS NO TITLE SEARCH HAS BEEN CONDUCTED.

Inst # 1997-12753

04/24/1997-12753
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE HCB 12.00

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 grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, 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, I have hereunto set my hand(s) and seal(s), this 24th day of April, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Durell B. Thomas (Seal)
DURELL B. THOMAS (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Durell B. Thomas 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 24th day of April, A. D., 19 97
Christine E. Holson
Notary Public.

Inst # 1997-12753

EXHIBIT A

The NW diagonal half of SW 1/4 of NW 1/4, Section 7, Township 20, Range 1 West, and part of SE 1/4 of NE 1/4, Section 12, Township 20, Range 2 West, more particularly described as follows:

Begin at NE corner of said forty and run 22 1/2 deg. West to South boundary; thence East to SE corner; thence North to point of beginning; all property herein described being situated in Shelby County, Alabama, and containing 30 acres, more or less, less and except public road right of way heretofore conveyed to Shelby County, and also less and except the following described parcel heretofore conveyed by said Elgin H. Morris and wife, Ethel Morris to Elmer B. Sullivan and wife, Edna Sullivan, on May 11, 1964, as shown in Deed Book 230 at page 741, Office of the Judge of Probate of Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at the NW corner of SW 1/4 of NW 1/4, Section 7, Township 20, Range 1 West and run thence East along the north line of said quarter-quarter section 315 feet; thence run south and parallel with the east line of said quarter-quarter section 210 feet; thence run west and parallel with the north line of said quarter-quarter section 315 feet to the west line of same; thence continue in the same direction due west to the east line of the right of way of the new County road now being constructed; thence run in a north⁴ easterly direction along the west boundary line of the grantors property to the point of beginning; said property being located in the SW 1/4 of NW 1/4 of said Section 7 and in the SE 1/4 of NE 1/4 of Section 12, Township 20, Range 2 West, containing 1 3/4 acres, more or less.

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002 MCD 12.00