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Inst # 1999-09447

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MARLON TRAVIS THOMPSON
4918 ALTADENA SOUTH DR
BIRMINGHAM, AL 35244
Inst # 1999-09447

STATE OF ALABAMA)

COUNTY OF SHELBY)

03/08/1999-09447
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRM 12.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THOUSAND and 00/100 (\$120,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, SUSAN MANLEY, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARLON TRAVIS THOMPSON and MICHELE S. THOMPSON, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 5, BLOCK 2, ACCORDING TO THE SURVEY OF AWTREY & SCOTT ADDITION TO ALTADENA SOUTH, AS RECORDED IN MAP BOOK 5 PAGE 121 AND AMENDED BY MAP BOOK 5 PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 35 FOOT BUILDING SETBACK LINE FOR ALTADENA SOUTH DRIVE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR AS SHOWN ON RECORDED MAP.
4. 5 FOOT EASEMENT ON NORTH SIDE AS SHOWN ON RECORDED MAP.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AS SET FORTH IN VOLUME 4, PAGE 466 AND VOLUME 5 PAGE 356, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT WITH ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 102 PAGE 52 AND VOLUME 187 PAGE 377, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS AS SETFORTH IN MISC. VOLUME 3, PAGE 468 AND AMENDED BY MISC. VOLUME 3 PAGE 873, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AS SETFORTH IN VOLUME 279 PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUSAN MANLEY WHO IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE TIMOTHY A. MANLEY, DECEASED, HAVING DIED ON OR ABOUT 8/24/94.

\$118,610.00 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
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, SUSAN MANLEY, AN
UNMARRIED PERSON, have hereunto set his, her or their signature(s)
and seal(s), this the 26th day of February, 1999.

Susan Manley, acting by and through the Attorney in Fact, Teresa Stahl
SUSAN MANLEY, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, TERESA STAHL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of
Alabama at Large, hereby certify that TERESA STAHL, whose name as
Attorney in Fact for SUSAN MANLEY, is signed to the foregoing
instrument and who is known to me, acknowledged before me on this
date that, being informed of the instrument, she, in her capacity
as such Attorney in Fact, and with full authority executed the same
voluntarily on the date the same bears date.

Given under my hand this the 26th day of February, 1999.

Jan M. Vay
Notary Public

My commission expires: 9.29.02

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