

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE TAX NOTICE TO:

(Name) David W. Thomas, Jr.

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

P.O. Box 822 Columbiana, Al. 35051

(Address) \_\_\_\_\_

Form 1-1-3 Rev. 6/82

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 Fifteen Thousand and no/100

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

A. E. Etress, Jr., a single man  
herein referred to as grantors) do grant, bargain, sell and convey unto

David W. Thomas, Jr. and Monica L. 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:

A parcel of land in the Southeast quarter of the Northwest Quarter of Section 15, Township 24 North, Range 15 East, being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 15; Thence North 32 degrees 32 minutes 54 seconds East, a distance of 769.80 feet to a point; thence North 34 degrees 54 minutes 00 seconds West a distance of 196.45 feet to a point; thence South 55 degrees 51 minutes 39 seconds West, a distance of 300.00 feet to the point of beginning; thence South 55 degrees 51 minutes 39 seconds West, a distance of 191.20 feet, to a point; thence South 27 degrees 16 minutes 00 seconds East a distance of 199.75 feet to a point; thence North 76 degrees 38 minutes 46 seconds East, a distance of 234.07 feet to the point of beginning.

According to the survey of Sid Wheeler, dated May 14, 1998.

Subject to restrictions, easements and rights of way of record.

\$11,500.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

A. E. Etress, Jr. is the surviving grantee in that certain deed recorded in Deed Book 335, Page 705, in the Probate Office of Shelby County, Alabama. The other grantee, Fay B. Etress, is deceased, having died 1-8-1999.

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, 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 4

day of June, 1999

WITNESS:

(Seal)

A. E. Etress, Jr.

(Seal)

(Seal)

(Seal)

(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 A. E. Etress, Jr.

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

on the day the same bears date.

Given under my hand and official seal this 4

day of

June, A.D., 1999  
Maude S. Wheeler

Notary Public

Inst # 1999-23493  
06/04/1999-23493  
08:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MS 22.00