

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Noppadol Timpratoom
name
1148 Amberley Woods Dr.
address
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND AND NO/100-----
----- DOLLARS (\$128,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Chris E. Capps, A Married Man

(herein referred to as grantors) do grant, bargain, sell and convey unto Noppadol Timpratoom and wife, Saowanee Timpratoom

(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 83, according to the Map and Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2002.
Subject to items on attached Exhibit "A".

\$ 121,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject property is not the homestead of the grantor nor his spouse.

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 26th day of April, 2002.

_____(Seal) Chris E. Capps _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Chris E. Capps, A Married Man whose name(s) 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 26th day of April A.D., 2002

Larry L. Halcomb Notary Public

My Commission Expires January 23, 2006

EXHIBIT "A"

Restrictions appearing of record in Instrument #1995-16236.

Restrictions as shown on recorded map(s).

Easements to Town of Helena, as recorded in Real Volume 258, Page 712.

Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company as recorded in Instrument #1997-19420.

Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1995-12812.

Easement(s) to Colonial Pipeline, as recorded in Deed Book 267, Page 830.

Easement for right of way recorded in Real Volume 150, Page 652.

Reservation for roadway and utilities as recorded in Real Volume 108, Page 341.

25 foot building line from Amberley Woods Drive; 10 foot utility easement along the rear lot line, as shown on recorded plat.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 220, Page 449.

Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 336, Page 226.

Catholic easement as recorded in Map Book 286, Page 81.