

SEND TAX NOTICE TO:

(Name) Justin + Kimberly Thomason
(Address) 176 Ashton Woods Dr
Chelsea, Al 35043

This instrument prepared by
Law Firm
Maddox, Thornley & Sanders
Jasper, Alabama 35501

CORPORATION FORM WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor, Hester Development, Inc., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto, Justin M. Thomason and Kimberly L. Thomason, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 15, According to the revised plat, Ashton Woods, Phase two, as recorded in map book 29, Page 92, in the office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President,
, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of April, 2004.

HESTER DEVELOPMENT, INC.,

BY: [Signature]
Its: President

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Todd Hester whose name as President of Hester Development, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of April,
2004.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 04-10-07

My Commission Expires: _____