

960

This instrument prepared by

(Name) Harrison, Conwill & Harrison

(Address) P.O. Box 557  
Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378 8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred (4,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ralph W. Thomas and wife, Sue H. Thomas

(herein referred to as grantors) do grant, bargain, sell and convey unto  
✓ Eric E. Thomas and Rhonda Thomas

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the intersection of the West line of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 30, Township 19, Range 1 East, with the South line of the Florida Short Route (U.S. 280) right-of-way; run thence South along said West line a distance of 314 feet, more or less, to the property line of Kathleen C. Thomas; thence continue along last described course 210 feet to the Southwest corner of said Kathleen C. Thomas lot and to the point of beginning of the property herein conveyed; thence continue along the last described course 400 feet to the Northwest corner of Mrs. Paul C. Thomas lot; thence run East and parallel to the North  $\frac{1}{4}$ - $\frac{1}{4}$  Section line 330 feet; thence run North and parallel to the West  $\frac{1}{4}$ - $\frac{1}{4}$  Section line 400 feet; thence run West parallel with West  $\frac{1}{4}$ - $\frac{1}{4}$  Section line and along the South line of Kathleen C. Thomas lot a distance of 330 feet, more or less, to the point of beginning.

BOOK 340 PAGE 606

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 30 day of September, 1978.

WITNESS:

Deed TAX 4.50  
Dee 1.50  
Fud 1.00  
7.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
1982 JUN 30 AM 9:21  
Thomas A. Snowling  
JUDGE OF PROBATE

Ralph W. Thomas (Seal)  
Sue H. Thomas (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ralph W. Thomas and wife, Sue H. Thomas whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, A. D. 1978.

4223 Outlook Rd.  
Bham 35202

Car B Tyler  
Notary Public.