

This instrument was prepared by

(Name) Courtney H. Mason Jr.

(Address) 2032 Valleydale Road



SEND TAX NOTICE TO:  
F. Daniel Thomas  
2059 Wild Flower Drive  
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourteen Thousand and no/100 DOLLARS

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

Anne B. Adams and husband Jay J. Adams

(herein referred to as grantors) do grant, bargain, sell and convey unto

F. Daniel Thomas and wife, Tonya T. 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:

Lot 108, according to the Fourth Addition to Riverchase West,  
as recorded in Map Book 7, Page 156, in the Probate Office of  
Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

BOOK 007 PAGE 286

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 NOV -2 AM 9:26

*Thomas A. Anderson, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>114 00</u>
Mineral Tax		_____
Recording Fee		<u>2 50</u>
Index Fee		<u>1 00</u>
TOTAL	\$	<u>117.50</u>

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 ~~DEED~~ (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 16  
day of October, 19 84

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

*Anne B. Adams*  
Anne B. Adams (Seal)

*Jay J. Adams*  
Jay J. Adams (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Anne B. Adams and husband, Jay J. Adams  
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 \_\_\_\_\_ day of October, A. D., 19 84