

SEND TAX NOTICE TO:

(Name) Mr. Bob Thornton

(Address) 405 King Valley Circle  
Pelham, AL 35124

This instrument was prepared by

(Name) Thomas R. McEniry, Attorney at Law

(Address) 1721 4th Avenue, North, Bessemer, Alabama 35020

Form 1-1-5 Rev. 5/82

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 Five Thousand Dollars ----- (\$5,000.00) ----- DOLLARS

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

**IRIS HAWKINS KARR and husband FREELIN KARR**

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

**BOB W. THORNTON and wife DEAN THORNTON**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 6 and 7 in Block 8, according to Glasscock's Subdivision on Spring Creek and Coosa River which is located in the SE 1/4 of the NE 1/4 of Section 12, Township 24, Range 15 East, the map of said subdivision being recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama.

RECITAL: Iris Hawkins Karr is the sole surviving grantee in that certain deed from A. V. Glasscock and wife, Ada K. Glasscock, to Sam J. Hawkins and Iris Hawkins, recorded in Book 246, Page 426, in the Office of the Judge of Probate, Shelby County, Alabama, Sam J. Hawkins having died on April 22, 1971.

This conveyance is made subject to transmission line permits to Alabama Power Company as shown by the following instruments: Deed Book 151, Page 102; Deed Book 143, Page 422; Deed Book 153, Page 403; Deed Book 167, Page 389; and Deed Book 202, Page 363, in Probate Office.

This conveyance is also subject to rights acquired by Alabama Power Company under instrument recorded in Deed Book 243, Page 277, in the Probate Office of 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 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 24<sup>th</sup>

day of February, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 MAR - 7 PH 2:45

STATE OF ALABAMA

JEFFERSON COUNTY

IRIS HAWKINS KARR

FREELIN KARR

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Iris Hawkins Karr and husband Freelin Karr whose names 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 24<sup>th</sup> day of Feb., A.D. 19 86.

Marguerite Bonner