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This instrument was prepared by

(Name)

LARRY L. HALCOMB

ATTORNEY AT LAW

(Address)

3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Send Tax Notice To:

Robert Alan Thompson

name

2026 Chandawood Drive

address

Peiham, Al 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty seven thousand nine hundred and no/100 (87,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lawton Allen Baker and wife Lenette Baker

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

Robert Alan Thompson and Beverly Ann Fairweather

(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 71, according to the Amended Map of Chaparral, First Sector, Phase One, as recorded in Map Book 7, Page 161 in the Probate Office of Shelby County, Alabama.

Subject to Taxes for 1988.

Subject to restrictions, building lines, easements, right of way, and agreement with Alabama Power Company of record.

Three grantors do not warrant title to minerals and mining rights.

1. Deed Tax \$ 4.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.00

\$83,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 27th day of November, 19 87

WITNESS:

STATE OF ALA. SHELBY CO.

CORREY JES

1987 DEC -3 AM 9:29

Lawton Allen Baker (Seal)
Lawton Allen Baker
Lenette Baker (Seal)
Lenette Baker (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Lawton Allen Baker, and wife, Lenette Baker whose name S are 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 27th day of November, A. D., 19 87

Larry L. Halcomb

Notary Public