

1666

SEND TAX NOTICE TO:

(Name)  Eric Thomas

(Address) 4223 Overlook Road South  
Birmingham, Alabama 35222

This instrument was prepared by

(Name) David R. Arendall, Attorney at Law

(Address) 2107 5th Avenue North, Suite 501, Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand-Five Hundred Dollars (\$3,500) 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 Eugene Thomas, and wife, Rhonda 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:

A part of the SW1/4 of the NE1/4 of Section 30, Township 19, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of SW1/4 of the NE1/4 and run thence West along the South line of said 1/4-1/4 Section for 330 feet; thence North at a right angle to the South right-of-way line of Florida Short Route Highway; thence turn right and run Easterly along said right-of-way a distance of 210 feet to the point of beginning of the property herein described; from said point of beginning run South and parallel with the East line of said 1/4-1/4 Section 524 feet; thence turn a right angle to the East and run 120 feet, more or less, to the East line of said 1/4-1/4 Section; thence run North along said East line to its point of the intersection with the South right-of-way line of said Florida Short Route; thence run West along said right-of-way line a distance of 120 feet, more or less, to the point of beginning.

Subject to easements or rights of record.

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP 23 PM 3:08

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 350  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 700

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 (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 15<sup>th</sup> day of September, 19 87.

WITNESS:

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

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

STATE OF ALABAMA

Jefferson COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph W. Thomas, and wife, Sue H. Thomas 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 15<sup>th</sup> day of September, A. D. 19 87  
Wm. E. McNe...