

SEND TAX NOTICE TO:

(Name) James & Geraldine Thrasher

(Address) Montevallo, Alabama

This instrument was prepared by

(Name) W. L. Longshore, Jr.

82

(Address) 1900 City Federal Building
Birmingham, Alabama 35203

Form 1-1-5 Rev. 1/82

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 Sixty-Five Thousand (\$65,000.00) and no/100-----DOLLARS

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

Laura Lou Roberts, James Agee Kelly, and W. L. Longshore, Jr., as Trustee under a certain trust indenture established under the Last Will and Testament of Richard Earnest Whaley as recorded in Will Book 16, Page 302 in the Office of the Judge of Probate of Shelby County, Alabama.

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

James Thrasher and Geraldine Thrasher

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

SHELBY County, Alabama to-wit:

Commence at the Northwesterly corner of Lot 33, according to the original plan of the Town of Montevallo, Alabama; thence Northeasterly along the South Line of Main Street run 30.00 to the point of beginning; thence continue along last described course 47.91 feet; thence right 90 deg. and run 78.00 feet to the Northeast corner of a building; thence right 90 deg. and run 3.08 feet; thence left 90 deg. and run 16.00 feet; thence right 90 deg. and run 44.83 feet; thence right 90 deg. and run 94.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1989 which the Grantees here agree to assume and pay.
2. Mineral and mining rights.
3. All easements and rights of ways servicing subject property.

All of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

| | |
|------------------------------|------------------|
| 1. Deed Tax ----- | NO TAX COLLECTED |
| 2. Mig. Tax ----- | |
| 3. Recording Fee ----- | 2.50 |
| 4. Indexing Fee ----- | 4.00 |
| 5. No Tax Fee ----- | 1.00 |
| 6. Certified Stamp Fee ----- | 1.00 |
| Total ----- | \$ 8.50 |

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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 and assigns~~ successors in trust covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 out hand(s) and seal(s), this 21st

day of November 19 89

WITNESS:

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

89 DEC -1 PM 2:01

Richard A. Davidson, Jr.
JUDGE OF PROBATE (Seal)

Laura Lou Roberts, Trustee (Seal)
LAURA LOU ROBERTS, TRUSTEE

James Agee Kelly, Trustee (Seal)
JAMES AGEE KELLY, TRUSTEE

W. L. Longshore, Jr., Trustee (Seal)
W. L. LONGSHORE, JR., TRUSTEE

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned _____, a Notary Public in and for said County, in said State

hereby certify that Laura Lou Roberts, James Agee Kelly and W. L. Longshore, Jr., as trustee under the Last Will and Testament of Richard Earnest Whaley, whose name 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 21 day of November A. D., 19 89

Richard A. Davidson