

SEND TAX NOTICE TO:

KENNETH E. THOMLEY and

(Name) VALERIE A. THOMLEY

5299 Jameswood Lane

(Address) Birmingham, Alabama 35244

1693

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Six Thousand Three Hundred and No/100----- DOLLARS

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

DAVID FOWLER, an unmarried man

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

KENNETH E. THOMLEY and VALERIE A. THOMLEY

(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 #46, according to the survey of Jameswood, Second Sector, as recorded in Map Book 11, Page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. A 35 foot building set back line from Jameswood Lane.
3. A 10 foot public utility easement on rear of subject property.
4. Restrictions as recorded in Real Book 165, Page 401.
5. Alabama Power Company easement as recorded in Real Book 157, Page 562.
6. Restrictive Covenants for Alabama Power Company as recorded in Real Book 172, Page 429.
7. Underground Agreement with Alabama Power Company as recorded in Real Book 172, Page 425.

\$133,000.00 of the purchase price recited above was derived 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, I have hereunto set my hand(s) and seal(s), this 22nd

day of March

WITNESS:

1. Dead Tax 3350  
2. Mfg. Tax 250  
3. Recording Fee 380  
4. Indexing 100  
5. No Tax Fee 100  
6. Certified Fee 100  
Total 4000

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 MAR 27 AM 10:13  
JUDGE OF PROBATE (Seal)

DAVID FOWLER (Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID FOWLER, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March A.D., 19 91

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