

SEND TAX NOTICE TO:
James Thompson and
Elaine Thompson
(Name) 4400 Ashington Circle
Birmingham, AL 35242
(Address)

This instrument was prepared by

Clayton T. Sweeney
(Name) Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, AL 35209

Form TITLE 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty One Thousand and No/100-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Charles R. Bedwell, Jr., a married man, dba Chuck Bedwell Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Thompson and Elaine Thompson and Helen O. Bagwell
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 260, according to the Survey of Brook Highland, an Eddleman Community,
6th Sector, 3rd Phase, as recorded in Map Book 15, Page 105, in the Probate
Office of Shelby County, Alabama.

Subject to:

Taxes for the year 1992, which are a lien but not due and payable until
October 1, 1992.

Existing easements, restrictions, building set back lines, rights of way,
and limitations of record. Mineral and mining rights excepted.

\$64,000.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1992-15611

The property conveyed herein is not the homestead of the grantor or his spouse.

07/31/1992 15611

09:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 204.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 23rd

day of July, 19 92

WITNESS:

(Seal)

Charles R. Bedwell Jr. (Seal)

(Seal)

Charles R. Bedwell, Jr.
dba Chuck Bedwell Construction (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State,
hereby certify that Charles R. Bedwell, Jr., a married man, dba Chuck Bedwell Construction
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 23rd day of July, A.D. 19 92

My Commission Expires: 5/29/95

John T. Sweeney Notary Public