

**SEND TAX NOTICE TO:**

James Thompson and  
 Elaine Thompson  
 (Name) 4400 Ashington Circle  
 (Address) Birmingham, AL 35242

**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 GRANTEES 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 GRANTEES) 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 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 23rd

day of July, 19 92

**WITNESS:**

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

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

Notary Public.