

This instrument was prepared by

Send Tax Notice To: JAMES R. THOMAS
name 2316 Chandawood Drive
Pelham, AL. 35124
address

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-NINE THOUSAND AND NO/100 (\$99,000.00) DOLLARS

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

MICHAEL DOUGLAS DEMPSEY and wife, CHARLOTTE GAY DEMPSEY

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

JAMES R. THOMAS and wife, DOREEN M. 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:

Lot 256, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year ^{Inst. # 1992-31793} 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

12/31/1992-31793
01:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

CHARLOTTE GAY DEMPSEY is one and the same person as CHARLOTTE GAY CLEGHORN.

\$79,200.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded 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, we have hereunto set our hand(s) and seal(s), this 18th day of December, 19 92.

WITNESS:

(Seal)
(Seal)
(Seal)

Michael Douglas Dempsey (Seal)
MICHAEL DOUGLAS DEMPSEY
Charlotte Gay Dempsey (Seal)
CHARLOTTE GAY DEMPSEY
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL DOUGLAS DEMPSEY and wife, CHARLOTTE GAY DEMPSEY whose name s 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 18th day of December A. D., 1992

My Commission Expires: 3-10-93

James R. Holliman
Notary Public.