

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice To: J. Gordon Thompson and
Jackie S. Thompson
104 Greenfield Lane
Alabaster, Alabama 35007

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED TWO THOUSAND AND 00/100 (\$ 102,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, ANTHONY C. JONES, A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto J. GORDON THOMPSON AND JACKIE S. THOMPSON, 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 2 according to the Survey of Greenfield, Sector I, recorded in Map Book 15, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to: 1. Ad valorem taxes for the Year 1993, which said taxes are not due or payable until October 1, 1993. 2. Building set back lines and easements as shown by record plat. 3. Transmission line permits to Alabama Power Company in Deed Book 136, Page 398; Deed Book 48, Page 626; and order of condemnation in Final Record 8, Page 13. 4. Except all clay known as fire clay and brick clay in South Half of Northwest 1/4 of Section 35, Township 20, Range 3 West, in Deed Book 41, Page 533. 5. Mining rights and all rights to the remaining minerals in Real Volume 353, Page 11. 6. Minerals and mining rights excepted.

THE HEREINABOVE DESCRIBED REAL PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR.

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 do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 29th day of January, 1993.

 (SEAL)
Anthony C. Jones

John B. Bates

02/01/1993-02898
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 111.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony C. Jones, a married 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 29th day of January, 1993.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1993-02898

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