

\$10,000.00

Send tax notice to:

Helen O. Bagwell  
4400 Ashington Circle  
Birmingham, Al. 35242

✓ This Instrument Prepared By:  
Louis B. Feld, Esquire  
McCord, Feld and Hoffman, P.C.  
290 21st Street North  
Suite 500-The Massey Building  
Birmingham, Alabama 35203

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned JAMES THOMPSON, ELAINE THOMPSON and HELEN O. BAGWELL (herein referred to as "Grantors"), in hand paid by JAMES THOMPSON, ELAINE THOMPSON and HELEN O. BAGWELL (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said JAMES THOMPSON and ELAINE THOMPSON, an undivided fifty percent (50%) interest, as joint tenants, with right of survivorship, and unto the said HELEN O. BAGWELL, an undivided fifty percent (50%) interest, in 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.

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

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the year 1993 a lien, but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.00

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantees that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their hands and seals, this the 1<sup>st</sup> day of March, 1993.

James C. Thompson (SEAL)  
James Thompson

Elaine D. Thompson (SEAL)  
Elaine Thompson

Helen O. Bagwell (SEAL)  
Helen O. Bagwell

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that JAMES THOMPSON, ELAINE THOMPSON and HELEN O. BAGWELL, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 1<sup>st</sup> day of

March, 1993.

Lois J. [Signature]  
Notary Public

My Commission Expires: 1-12-96

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