

This instrument was prepared by

Send Tax Notice To: Charles W. Allen

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

4993 Heather Pointe
Birmingham, Alabama 35242
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four hundred seventy nine thousand and No/100 (479,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wilma L. Thompson and husband, Charles M. Thompson

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

Charles W. Allen

(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, Block 1, according to the Amended Map of Heather Pointe, Second Addition to Kerry Downs, as recorded in Map Book 10, page 87, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to 5 foot easement on front, as shown by recorded Map.

Subject to 35 foot building line west, 10 foot building line on south, 30 foot building line on northeast and 10 foot building line on north as shown by recorded Map.

Subject to restrictions appearing of record in Real 92, page 191 and Real 92, page 206 in the Probate Office of Shelby County, Alabama.

Subject to Agreement with Alabama Power Company recorded in Real 117, page 604, in the Probate Office of Shelby County, Alabama.

Subject to Amendment of By-Laws as recorded in Real 43, page 371 in the Probate Office of Shelby County, Alabama.

\$300,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 21st

June, 19 93

day of
Inst # 1993-18494
STATE OF ALABAMA
JEFFERSON COUNTY

Wilma L. Thompson (Seal)
Charles M. Thompson (Seal)

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Wilma L. Thompson and husband, Charles M. Thompson 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, A. D., 19 93

Larry L. Halcomb Notary Public.

My Commission Expires January 23, 1994

Inst # 1993-18494

NOTARY PUBLIC
JEFFERSON COUNTY
STATE OF ALABAMA
1993-18494