

This instrument was prepared by

Send Tax Notice To: Richard L. Thomas

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

Richard L. Thomas
589 Russet Bend Drive
Birmingham, Alabama 35244
address

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 One hundred thirty three thousand two hundred & No/100 (133,200.00) DOLLARS

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

Michael Ellis Henderson and wife, Laura Annette Henderson

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

Richard L. Thomas and Diane Sether-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 8, according to the survey of Russet Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to restrictions as recorded in Real Volume 150, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to 10 foot easement along the West Lot Line as shown by map recorded in the Probate Office of Shelby County, Alabama.

Subject to easement of variable width along the North Lot Line as shown by map recorded in the Probate Office of Shelby County, Alabama.

Subject to easement granted to Alabama Power Company as recorded in Deed Book 139, Page 424, in the Probate Office of Shelby County, Alabama.

Subject to 35 foot building line as shown by map recorded in the Probate Office of Shelby County, Alabama.

\$ 126,500.00 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 15th day of September, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael Ellis Henderson (Seal)
Laura Annette Henderson (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Larry L. Halcomb,
hereby certify that Michael Ellis Henderson and wife, Laura Annette Henderson
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 15th day of September, A. D., 19 93

Larry L. Halcomb Notary Public.

My Commission Expires January 23, 1994

09/20/1993-28896
12:50 PM
SHELBY COUNTY JUDGE OF PROBATE
15.50