

This instrument was prepared by

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

Send Tax Notice To: Hall W. Thompson, Jr.
4948 Sussex Rd.
Birmingham, Alabama 35242
name
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 Four thousand nine hundred and No/100 (4,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas Harold Hays, Jr. and wife, Kelley Renae Hays

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

Hall W. Thompson, Jr. and Patricia 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:

See Legal Description on attached Exhibit "A".

Subject to taxes for 1994.

Subject to 40 foot building line as shown by recorded Map.

Subject to 20 foot easement on East and 15 foot easement across Lot, as shown by recorded Map.

Subject to restrictions as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 45, page 128, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Misc. Volume 48, page 42, in the Probate Office of Shelby County, Alabama.

Inst # 1993-31870

10/13/1993-31870
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00

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 8th day of October, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas Harold Hays, Jr. (Seal)
Thomas Harold Hays, Jr.
Kelley Renae Hays (Seal)
Kelley Renae Hays (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Thomas Harold Hays, Jr. and wife, Kelley Renae Hays 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 8th day of October, A. D., 19 93

My Commission Expires January 23, 1994

Larry L. Halcomb

Notary Public.

EXHIBIT " A "

A part of Lot 44, as recorded on a map of Southern Pines 5th Sector in Map Book 9, page 106, in the office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of said Lot 44, thence run in a North-westerly direction along the Northeast line of said Lot 44 for a distance of 230.80 feet to the Northeast corner of said Lot 44; thence run an interior clockwise angle to the right of 23 degrees 43 minutes 43 seconds and run in a Southwesterly direction for a distance of 59.69 feet to an iron pin set; thence turn an angle to the left of 23 degrees 47 minutes 46 seconds and run in a Southeasterly direction for a distance of 168.57 feet to a iron pin set on the South line of said Lot 44, said iron pin being on the North right-of-way line of Sussex Road as recorded in said Southern Pines 5th Sector; thence turn an angel to the left of 72 degrees 16 minutes 46 seconds and run in an Easterly direction along the North line if said Sussex Road and also along the South line of said Lot 44 for a distance of 25.00 feet to the point of beginning.

Inst # 1993-31870

10/13/1993-31870
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00