

294-1244

Inst # 1994-08435

03/16/1994-08435

08:54 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
17.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JAMES D. THOMPSON
146 DOGWOOD TRAIL
ALABASTER, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED ELEVEN THOUSAND EIGHT HUNDRED DOLLARS and 00/100 (\$111,800.00) DOLLARS to the undersigned grantor, ROD DONNELLY CONSTRUCTION CO., INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JAMES D. THOMPSON and KERRI K. THOMPSON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF PARK FOREST, 5TH SECTOR AS RECORDED IN MAP BOOK 17 PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Building setback line of 35 feet reserved from Dogwood Trail as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17 page 91 and as Instrument #1993-29538 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121 page 191 and Deed 154 page 423 in Probate Office.
5. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Instrument #1994-1195 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 122 page 333 in Probate Office.

\$106,200.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, ROD DONNELLY CONSTRUCTION CO., INC., AN ALABAMA CORPORATION, by its VICE-PRESIDENT, TONNIE L. BAILEY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of March, 1994.

ROD DONNELLY CONSTRUCTION CO., INC.

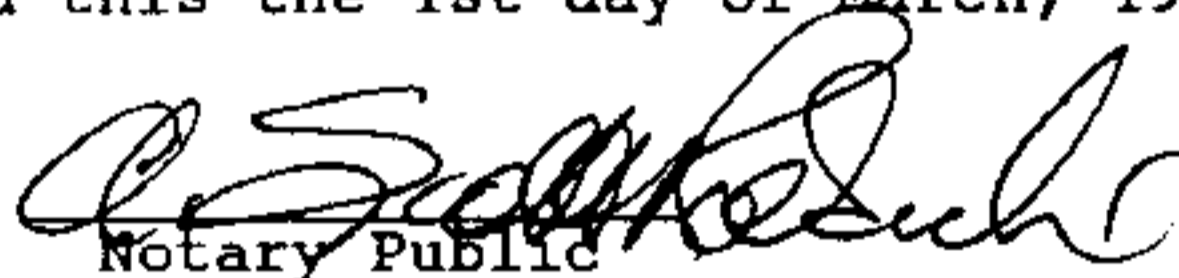
By: 
TONNIE L. BAILEY, VICE-PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TONNIE L. BAILEY, whose name as VICE-PRESIDENT of ROD DONNELLY CONSTRUCTION CO., INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1st day of March, 1994.


Notary Public

My commission expires: 5-20-96

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