

SEND TAX NOTICE TO:

(Name) Timothy J. Thompson
2714 Wellington Drive
(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Anne R. Strickland

(Address) 1855 Data Drive, Ste. 115, Birmingham, AL 35244

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred nine thousand five hundred and no/100----- DOLLARS

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

DAPHNE E. GRAY, a single woman

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

TIMOTHY J. THOMPSON and LORI POSEY 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:

Lot 20, according to the Survey of Chanda Terrace, Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years not yet due and payable; all easements, restrictions, covenants and rights-of-way of record.

\$101,400.00 of the purchase price of the property described herein was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

Inst # 1994-14154
05/02/1994-14154
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 17.00

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, I have hereunto set my hand(s) and seal(s), this 29th

day of April, 19 94.

WITNESS:

Daphne E. Gray (Seal)
Daphne E. Gray (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Anne R. Strickland, a Notary Public in and for said County, in said State,

hereby certify that Daphne E. Gray, a single woman

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, A. D., 19 94

My commission expires: 5/11/97

Anne R. Strickland
Notary Public.

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