

This Instrument Prepared By:
Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

✓ Send Tax Notice to:
J. R. & Kay A. Thompson
4012 Harris Avenue
Adamsville, AL 35005

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Three Thousand Five Hundred and no/100 (\$33,500.00) Dollars, and other good and valuable considerations, to the undersigned, HUGH H. WILSON and wife, PATRICIA W. WILSON, (herein referred to as GRANTORS), in hand paid by J. R. THOMPSON and wife, KAY A. THOMPSON, (herein referred to as GRANTEES), the receipt whereof is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 15, according to the Survey of Windy Oaks, Phase 3, as recorded in Map Book 15, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Real estate taxes and assessments for the current year and subsequent years.
2. Prior reservations and conveyances, if any, of all oil, gas and mineral rights.
3. Easements and restrictions of record.
4. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose same.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27th day of July, 1994.

Hugh H. Wilson
HUGH H. WILSON

Patricia W. Wilson
PATRICIA W. WILSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HUGH H. WILSON and wife, PATRICIA W. WILSON, 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 the 27th day of July, 1994.

Mary J. Carlson
Notary Public
Inst # 1994-23549
My Commission Expires: 6/2/96

07/27/1994-23549
02:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCD 42.00

Inst # 1994-23549