

95041094

SEND TAX NOTICE TO:

This instrument prepared by:
Buddy Rawson
2204 Lakeshore Dr.
Birmingham, AL 35209

(Name) Charles N. Thornton, Jr.
(Address) 5 Cove Ct.
Wilsonville, Alabama 35186

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ EIGHTY ONE THOUSAND AND NO/100-----
----- DOLLARS (\$81,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Donald B. Powers and Patricia R. Powers

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles N. Thornton, Jr. and Carol Dawn Thornton

(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 22, Block 2, according to the Survey of Parkers Subdivision as recorded in
Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama.

Inst # 1995-12884

05/16/1995-12884
04:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00

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/I have set our/my hand(s) and seal(s), this 28th day of April, 1995.
Signed, sealed and delivered in the presence of:

_____ (Seal)	<u>Donald B. Powers</u> (Seal) Donald B. Powers
_____ (Seal)	<u>Patricia R. Powers</u> (Seal) Patricia R. Powers
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, Susan C. Burdette, a Notary Public in and for said County, in said State, hereby certify that
Donald B. Powers and wife, Patricia R. Powers
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 28th day of April A.D., 1995
Susan C. Burdette
Susan C. Burdette Notary Public

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