

This instrument prepared by:
John N. Randolph, Attorney
Sirota & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
John Bell
Suzie Bell
Lot 10, Wild Dunes
Birmingham, AL

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Sixty Thousand and 00/100 (\$160000.00) Dollars to the undersigned grantor, Thompson Realty Co., Inc., a corporation, in hand paid by John Bell and Suzie Bell, the receipt whereof is acknowledged, the said Thompson Realty Co., Inc. does by these presents, grant, bargain, sell and convey unto John Bell and Suzie Bell, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, page 150, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 129, page 294.
3. Restrictions appearing of record in Misc. 19, page 861; Misc. 23, page 5641 and amended in Misc. 23, page 567; and further amended and restated by Real Volume 370, page 938.
4. Right of Way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 301, page 298.
5. Right of Way granted to South Central Bell Telephone Company, by instrument recorded in Deed Volume 356, page 420.
6. Right of Way granted Alabama Power Company by instrument(s) recorded in Deed Volume 318, page 588; and Deed Volume 308, page 651.
7. Agreement with Alabama Power Company for underground residential distribution shown by Misc. Volume 21, page 855.
8. Easements and building line as shown on recorded plat.
9. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 306, page 242.
10. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 133, page 599.

TO HAVE AND TO HOLD, To the said John Bell and Suzie Bell, 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 Thompson Realty Co., Inc. does for itself, its successors and assigns, covenant with said John Bell and Suzie Bell, 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 John Bell and Suzie Bell, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Thompson Realty Co., Inc. by Andy Bruce Ward, General Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of June, 1995.

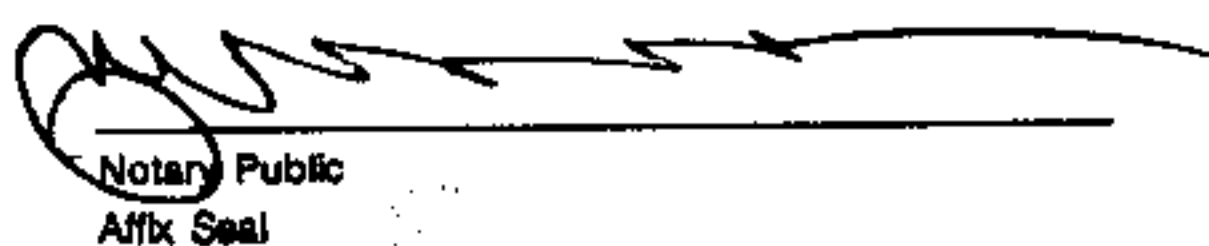
Thompson Realty Co., Inc.


by, Andy Bruce Ward, General Manager

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Bruce Ward, General Manager, of Thompson Realty Co., Inc., a corporation, whose name as such officer 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6th day of June, 1995.


Notary Public
Affix Seal

Inst # 1995-15096
06/09/1995-15096
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
168.50
001 HCD