

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #650  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: EDWARD E. THOMPSON

name

1117 WILLOW CREEK COURT

address

ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100----- DOLLARS (\$115,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JEFFREY W. SHAW AND WIFE, GINGER P. SHAW

(herein referred to as grantors) do grant, bargain, sell and convey unto EDWARD E. THOMPSON AND WIFE, GLENDA M. THOMPSON AND ROY T. NIX AND WIFE, KAREN R. NIX

(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 46, ACCORDING TO THE MAP OF WILLOW CREEK, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1995.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 308, PAGE 136.

EASEMENT AS RESERVED IN DEED BOOK 308, PAGE 136.

RESTRICTIONS APPEARING OF RECORD IN BOOK 126, PAGE 363.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 50, PAGE 252.

EASEMENT TO THE TOWN OF ALABASTER IN DEED BOOK 308, PAGE 255.

EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

\$ 106,800.00 of the consideration was paid from the proceeds of a mortgage loan.

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 have hereunto set our hand(s) and seal(s), this 30th day of August, 19 95.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Jeffrey W. Shaw (Seal)  
JEFFREY W. SHAW

Ginger P. Shaw (Seal)  
GINGER P. SHAW

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that JEFFREY W. SHAW AND WIFE, GINGER P. SHAW 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 30th day of August, A.D. 1995

GENE W. GRAY, JR.

Notary Public