

15, 2076

Inst # 1996-01425

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
MARTIN K. THOMAS
2904 DUBLIN DRIVE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

01/16/1996-01425
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THOUSAND and 00/100 (\$90,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLOTTE N. BURKE, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARTIN K. THOMAS and LYNN N. THOMAS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE MAP AND SURVEY OF BRAELINN VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 11, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Agreement with Alabama Power for underground residential distribution in Book 166, Page 64 and Book 298, Page 945.
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 166, Page 77 and Book 298, Page 900.
4. Restrictions appearing of record in book 174, Page 781.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 358, Page 832 and Book 220, Page 449.
6. 15 foot building line from Dublin Drive; 10 foot utility easement along the Southerly lot line, as shown on recorded plat.

\$81,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CHARLOTTE N. BURKE, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of December, 1995.

Charlotte N. Burke
CHARLOTTE N. BURKE

STATE OF FLORIDA)
COUNTY OF COLLIER)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLOTTE N. BURKE, AN UNMARRIED WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of December, 1995.

[Signature]
Notary Public

My commission expires: _____



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