

This instrument was prepared by:
Timothy D. Davis, Esq.
Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
Mr. and Mrs. James Thompson
4504 Magnolia Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One Hundred Ninety Thousand and no/100 DOLLARS (\$190,000.00) to the undersigned KERRY G. OSLUND and wife, ALLISON OSLUND (herein referred to as Grantors) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Grantors do grant, bargain, sell and convey unto JAMES C. THOMPSON and wife, JAN S. THOMPSON (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 49, according to the Survey of The Magnolia at Brook Highland, an Eddleman Community, as recorded in Map Book 3, page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1996 and subsequent years.
2. 25 foot building line on North and South, as shown by recorded Map.
3. 7 1/2 foot easement on West, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Release of Damages as recorded in Real 319, page 827, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants as recorded in Real 263, page 551 and Real 194, page 54, in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Homeowner's Association, recorded in Real 263, page 578 and ByLaws recorded in Real 263, page 586, in the Probate Office of Shelby County, Alabama.
8. Easement to Water Works and Sewer Board of the City of Birmingham, as recorded in Real 253, page 817, in the Probate Office of Shelby County, Alabama.
9. Drainage Easement recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.
10. Declaration of Protective Covenants for the "Watershed property", covenants, restrictions and conditions being recorded in Real 194, page 54, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 327, page 553, and Deed Book 32, page 183, in the Probate Office of Shelby County, Alabama.
12. Easement recorded in Instrument 1992-14891, in the Probate Office of Shelby County, Alabama.

Inst # 1996-13951

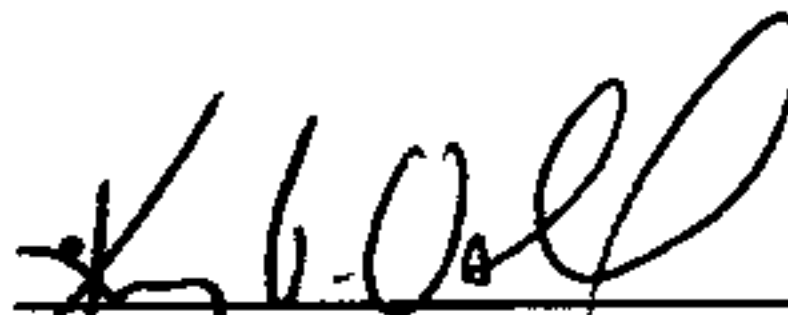
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TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this 24th day of April, 1996.

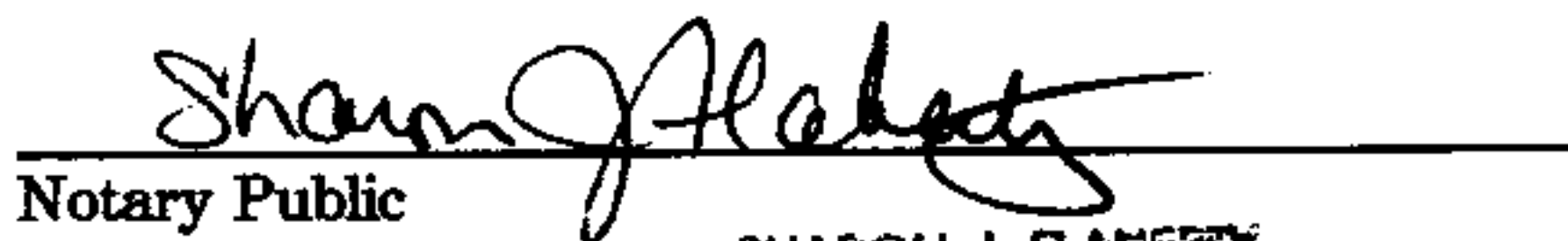

Kerry G. Oslund


Allison Oslund

STATE OF MICHIGAN
COUNTY OF KENT

I, Sharon J. Flaherty, a Notary Public in and for said County, in said State, hereby certify that Kerry G. Oslund and Allison Oslund, 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 24th of April, 1996.


Notary Public
My Commission Expires: SHARON J. FLAHERTY
Notary Public, Ottawa County, MI
My Commission Expires Dec. 2, 1996
Acting in Kent County, MI

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