

SEND TAX NOTICE TO:

(Name) Mr. David Thompson

(Address) 12850 Hwy 43
Vanderbilt Bl. 35176

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY SEVEN THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

TERRY D. TEMPLIN, a married man, GLENDA T. CAMPBELL, a married woman and,

JENNIE SUE T. AUTRY, a married woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID THOMPSON and wife, PATRICIA 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1996 and subsequent years, easements, restrictions, and rights of way of record.

Inst # 1996-16194

05/17/1996-16194
04:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 109.00

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 have hereunto set our hand(s) and seal(s), this 17th

day of May, 19 96

WITNESS:

(Seal)

Terry D. Templin

(Seal)

(Seal)

Terry D. Templin

(Seal)

Glenda T. Campbell

(Seal)

Jennie Sue T. Autry

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry D. Templin, Glenda T. Campbell and Jennie Sue T. Autry 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 17th day of May, A.D. 19 96

My Commission Expires: 10/16/96

Notary Public

Inst # 1996-16194

EXHIBIT "A"
LEGAL DESCRIPTION

The Southeast 1/4 of the Southeast 1/4 of Section 21, Township 21 South, Range 1 East, less 2 or 3 acres that lie Southwest of Beeswax Creek.

Also, all that part of land lying Southeast between the gate and the residence of what was formerly known as the Alonzo Beard residence South of the Montgomery Road, and being more accurately described as all that part of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 21 South, Range 1 East, lying North of Beeswax Creek and South of the old Montgomery Public Road.

Also, all that part of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 21 South, Range 1 East, lying Southeast of the old Montgomery Public Road.

Also, the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 21 South, Range 1 East. EXCEPT 8 acres, more or less, owned by Josie H. Cohron, described as beginning at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 27, and run East along the South boundary of said forty acres, to Crumpton Branch; run thence along the thread of said Branch, with its meanderings, in a Northerly direction to its confluence with Beeswax Creek; run thence in a Northwesterly direction along the thread of Beeswax Creek with its meanderings to its intersection with the line between Sections 27 and 28; run thence South along said Section line to the point of beginning.

Also, all that part of the Northeast 1/4 of the Northeast 1/4, which lies North and East of Beeswax Creek in Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion acquired by Alabama Power Company by condemnation proceedings described in Lis Pendens Book 4, Page 299, in said Probate Office.

LESS AND EXCEPT that portion conveyed to Terry D. Templin and wife, Beverly R. Templin, by deed recorded in Deed Book 288, Page 757, in Probate Office.

LESS AND EXCEPT that portion conveyed to Bertha M. Niven, H.E. Niven, and Mable M. Smith, by deed recorded in Deed Book 313, Page 237, and Deed Book 313, Page 584, in Probate Office.

LESS AND EXCEPT that portion conveyed to Phillip D. Contorno and wife, Sherry L. Contorno, by deed recorded in Real Record 032, Page 655, in Probate Office.

LESS AND EXCEPT that portion conveyed to Glenda Templin Campbell and husband, James C. Campbell, by deed recorded in Instrument #1996-02780, in Probate Office.

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