

CORPORATE WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of (\$10.00) and other good and valuable consideration, to the undersigned grantor, Thompson Realty Company, Inc. (herein referred to as GRANTOR), in hand paid by Don B. Long, Jr. and Marianna M. Long, as joint tenants, with the right of survivorship, (herein referred to as GRANTEE) the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #43 according to the map of Shoal Creek Subdivision as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by GRANTOR and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than GRANTOR and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

TO HAVE AND TO HOLD, to 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.

Inst # 1996-20216

06/21/1996-20216
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SHELBY COUNTY JUDGE OF PROBATE
DOE KC 199.50

Inst # 1996-20216

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except those 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers this 23rd day of February, 1996.

ATTEST:

THOMPSON REALTY COMPANY, INC.

Roanna P. Brown
WITNESS

Andy B. Ward
BY: ANDY B. WARD
ITS: COMPTROLLER
Inst # 1996-20216

STATE OF ALABAMA)
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SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 193.50

I, Kay P. Till, a Notary Public in and for said State hereby certify that Andy B. Ward, whose name as Comptroller of Thompson Realty Co., Inc., a corporation, is signed to the foregoing conveyance, and who is known by 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 the 23rd day of February, 1996.

Kay P. Till
Notary Public
MY COMMISSION EXPIRES JULY 28, 1997