

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
JAMES C. THOMPSON  
ELAINE THOMPSON  
7058 Bradstock Court  
Hoover, AL 35242

STATE OF ALABAMA)  
COUNTY OF SHELBY)

1,000  
Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JAMES C. THOMPSON and wife, ELAINE THOMPSON, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto JAMES C. THOMPSON and ELAINE THOMPSON, as joint tenants with right of survivorship, and a life estate unto HELEN O. BAGWELL (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama:

Lot 43, according to the Survey of Greystone, 7th Sector, Phase II, as recorded in Map , Book 19, Page 121, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

It is the intent of the GRANTORS to convey unto HELEN O. BAGWELL a life estate interest only in the above described property.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

09/17/1996-30613  
09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9.50

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 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, and that I/we will and my/our heirs, executors, and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 31st day of July, 1996.

James C. Thompson  
JAMES C. THOMPSON  
Elaine Thompson  
ELAINE THOMPSON

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES C. THOMPSON and ELAINE THOMPSON, 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 31st day of July, 1996.

[Signature]  
Notary Public

My Commission Expires: 5/29/99

Inst # 1996-30613