

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Louis Thomas  
name  
245 Carriage Lane  
address  
Alabaster, AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100-----  
----- DOLLARS (\$270,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Halbert I. Hickman, Jr. and wife, Ann H. Hickman

(herein referred to as grantors) do grant, bargain, sell and convey unto Louis Thomas and wife, Tammy B. Thomas

(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 1-B, according to a Resurvey of Lot One of Camp Branch, Third Addition, as recorded in Map Book 18, page 93, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997.  
Subject to restrictions as set out on Map Book 14, page 101 and Map Book 18, page 93.  
Subject to restrictions or covenants recorded in Real 321, page 648 and Real 321, page 652, in the Probate Office of Shelby County, Alabama.

The grantors make no warranty of title as to mineral and mining rights.

01/15/1997-01453  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 276.50

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 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 10th day of JANUARY, 19 97.

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
Halbert I. Hickman, Jr.  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
Ann H. Hickman  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Halbert I. Hickman, Jr. and wife, Ann H. Hickman 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 10th day of January, A.D., 1997

My Commission Expires  
January 23, 1998  
Larry L. Halcomb  
Notary Public

Inst # 1997-01453