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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Tim Billingsley  
109 Dogwood Drive  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1.5 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 One Hundred Fifty-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,

Billy Thomas d/b/a Billy Thomas Remodeling & Building

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

Timothy Alan Billingsley and wife, Tracy E. Billingsley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

All that part of the South 419 feet of the SW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 1 West, lying East of Triple Springs First Addition, 2nd Sector, recorded in Map Book 6, Page 155; and a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, 2nd Sector, recorded in Map Book 7, Page 39, both in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$80,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1997-04931

DEAL # 1997-04931  
03:00 PM: CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
1st TERM NOV. 04 85.50

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, I have hereunto set my hand(s) and seal(s), this 14th day of February, 1997

WITNESS:

(Seal)

Billy Thomas

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Billy Thomas d/b/a Billy Thomas Remodeling & Building

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th

day of

February

A.D. 1997

Notary Public