

This instrument was prepared by

Send Tax Notice To: KIRK ROYAL THOMAS

(Name) GENE W. GRAY, JR.

name

129 HIGH CREST ROAD

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of AND NO/100-----

DOLLARS (\$)

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

KIRK THOMAS AND WIFE, SYLVIA DENISE THOMAS

(herein referred to as grantors) do grant, bargain, sell and convey unto KIRK ROYAL THOMAS AND WIFE, SYLVIA DENISE 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 18, ACCORDING TO THE SURVEY OF OAK CREST, SECTOR TWO, AS RECORDED IN MAP BOOK 20 PAGE 129 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

KIRK THOMAS AND KIRK ROYAL THOMAS ARE ONE AND THE SAME PERSON.

Inst # 1997-06860

03/05/1997-06860
11:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 26th day of February, 19 97.

Kirk Thomas
KIRK THOMAS

(Seal)

(Seal)

(Seal)

Sylvia Denise Thomas
SYLVIA DENISE THOMAS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that KIRK THOMAS AND SYLVIA DENISE THOMAS 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 26th day of February, A.D., 19 97

Gene W. Gray, Jr.
GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Building setback line of 50 feet reserved from High Crest Road as shown by plat.

Easement(s) as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-2205 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 442 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 116 page 275 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 20 page 129 A & B.

Agreement with Alabama Power Company as set out in Inst. No. 1995-1633 in Probate Office.

A 100 foot Right of way granted to Alabama Power Company as shown by the recorded plat.

A perpetual easement, the centerline of which is the creek crossing the property said easement being fifteen feet (15') on either side of such centerline, and the purpose of this easement being for the maintenance of the creek and drainage apparatus (including siltation ponds) on the property as shown by Inst. No. 1996-42540 in Probate Office.

Perpetual easement for ingress and egress to such creek as shown by Inst. No. 1996-42540 in the Probate Office.

Reservation in deed recorded as Inst. No. 1996-42540 of the right to modify the Declaration of Restrictive Covenants for Oak Crest, Sector Two in order to impose upon the owners of all or a part of the lots within Oak Crest Sector Two, the obligation for the maintenance of the creek and siltation retainage pond located on the land.

KRT
Sdt

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