

47041005

SEND TAX NOTICE TO:

This instrument prepared by:  
Patrick F. Smith  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

(Name) James V. Thomas, III  
(Address) 3507 Tree Crossing Parkway  
Hoover, Alabama 35244

Inst # 1997-11050

**Warranty Deed**  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ THREE HUNDRED FOUR THOUSAND AND NO/100-----  
----- DOLLARS (\$304,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Ruby B. Thornton, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto James V. Thomas, III and Lisa R. 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:

Northeast Quarter of the Northeast Quarter of Section 9 and the South Half of  
the Southeast Quarter of the Southeast Quarter of Section 4, all in Township  
21, Range 2 West.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

Inst # 1997-11050  
04/09/1997-11050  
02:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 69.50

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/I have set our/my hand(s) and seal(s), this 2nd day of April, 1997.  
Signed, sealed and delivered in the presence of:

_____ (Seal)	<u>Ruby B. Thornton</u> (Seal)
_____ (Seal)	<u>Ruby Thornton</u>
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, Melissa Kessler Smith, a Notary Public in and for said County, in said State, hereby certify that  
Ruby Thornton  
whose name(s) 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 2nd day of April A.D., 1997

Melissa Kessler Smith  
Melissa Kessler Smith Notary Public

My Commission Expires: September 15, 1997