

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Timothy D. Sorrell  
name  
5299 Jameswood Lane  
address  
Birmingham, AL 35244

65561-4661  
Inst # 1997-13559

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

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY ONE THOUSAND AND NO/100 ..... DOLLARS (\$191,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Valerie A. Thomley, Unmarried, and Kenneth E. Thomley, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Timothy D. Sorrell and wife, Kerry A. Sorrell

(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 46, according to the Survey of Jameswood, Second Sector, as recorded in Map Book 11, page 108, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for 1997.  
Subject to items on attached Exhibit "A".

\$ 181,450.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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05/02/1997-13559  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

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, I have hereunto set my hand(s) and seal(s), this 28th day of April, 19 97.

\_\_\_\_\_. (Seal)

\_\_\_\_\_. (Seal)

\_\_\_\_\_. (Seal)

Valerie A. Thomley (Seal)  
Valerie A. Thomley  
Kenneth E. Thomley (Seal)  
Kenneth E. Thomley (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 Valerie A. Thomley, Unmarried, and Kenneth E. Thomley, Unmarried 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 28th day of April, A.D. 1997

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 23, 1998

EXHIBIT "A"

35 foot building line, as shown by recorded Map.

Restrictions as recorded in Real 163, page 401 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Agreement with Alabama Power Company, recorded in Real 172, page 425, in the Probate Office of Shelby County, Alabama.

Restrictions with Alabama Power Company as recorded in Real 172, page 429 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 42, page 246, in the Probate Office of Shelby County, Alabama.

NOTE: Map Book 11, page 108 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"

10 foot Easement on rear, as shown by recorded Map.

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