

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICHARD D. THOMPSON
4705 HOLLOW LANE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIVE THOUSAND and 00/100 (\$105,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEVEN L. THRASH and KELLE CLIFTON THRASH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD D. THOMPSON AND PATRICIA THOMPSON (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, BLOCK 3, ACCORDING TO THE SURVEY OF PLANTATION SOUTH, THRID SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 11 PAGE 88 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 40 feet reserved from Hollow Lane as shown by plat.
3. Easements as shown by recorded plat, including 10 feet on the rear of lot.
4. Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell by instrument(s) reocrded in Real 167, Page 393 in Probate Office.
5. Title to all minerals within and underlying the the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 139 Page 147 in Probate Office.

\$84,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

07/02/1997-20372
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 32.00

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STEVEN THRASH and KELLE THRASH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of June, 1997.


STEVEN THRASH



KELLE THRASH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEVEN THRASH and KELLE THRASH, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of June, 1997.


Notary Public

My commission expires: 7/16/98

Inst # 1997-20572

07/02/1997-20572
09:56 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 32.00