

SEND TAX NOTICE TO:  
Timothy C. Thorson and  
(Name) Cecilia Garcia Thorson  
5141 Skylark Drive  
(Address) Birmingham, AL 35242

This instrument was prepared by:  
Howard A. Ross, P.C., 21 East 40th St., New York, NY 10016

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

ONE HUNDRED FORTY-SIX THOUSAND  
That in consideration of TWO HUNDRED FIFTY & 00/100 (\$146,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge, we

THOMAS M. STEPHENS & BRENDA D. STEPHENS, HUSBAND & WIFE

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

Timothy C. Thorson and wife, Cecilia Garcia Thorson, as joint tenants with rights of survivorship

(herein referred to as GRANTEE, whether one or more, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 11, ACCORDING TO THE SURVEY OF MEADOW BROOK, 9TH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$117,000.00 of the purchase price recited above was paid from a mortgage

loan closed simultaneously herewith,  
TO HAVE AND TO HOLD unto the said grantee, his, her, their or its heirs and assigns forever, as joint tenants with rights of survivorship.

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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals this 23<sup>rd</sup> day of OCTOBER 1997.

WITNESS:

Wanda Lee Withers (Seal) Thomas M. Stephens (Seal)  
THOMAS M. STEPHENS

Paul Hays (Seal) Brenda D. Stephens (Seal)  
BRENDA D. STEPHENS

(Seal) (Seal)

SOUTH CAROLINA  
STATE OF ALABAMA }  
GREENVILLE COUNTY

I, JOHN R. MOORE a Notary Public in and for said County, in said State, hereby certify that THOMAS M. STEPHENS & BRENDA D. STEPHENS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed on the contents of the conveyance that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of OCTOBER, A.D. 1997

MY COMMISSION EXPIRES  
MAY 12, 2005

John R. Moore  
Notary Public

Inst # 1997-38016

11/21/1997-38016  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 38.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1997-38016