

SEND TAX NOTICE TO:

(Name) ANDREW S. THOMASON
5013 Bridlewood Parc Lane
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-3 Rev. 5/84 #060/97
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One hundred thirty-two thousand five hundred and no/100 (\$132,500) DOLLARS

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

Deborah B. Townsend, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Andrew S. thomason and Melissa R. Shuford Thomason
(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 77, according to the Map and Survey of Bridlewood Parc, Sector Three, as recorded in Map Book 20, Page 41 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$123,500 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Deborah B. Townsend and Deborah B. Nicholas is one and the same person.

Grantor is a married woman, however, the property herein described is not the homestead of Grantor or her spouse.

Inst # 1998-00209

01/05/1998-00209
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOV 10 17:30

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 grantor, 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 30 day of December, 19 97.

WITNESS:

(Seal)

Deborah B. Townsend
DEBORAH B. TOWNSEND

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah B. Townsend, a married woman whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, A. D. 19 97

Jessie C. Clegg
Notary Public

Inst # 1998-00209