

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DONALD L. YANCY, JR.
1202 WILLOW OAK COURT
HOOVER, AL 35244

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 SEVENTY SEVEN THOUSAND and 00/100 (\$177,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RICKY W. THOMAS and NANCY O. THOMAS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD L. YANCY, JR. and JANICE E. YANCY, HUSBAND AND WIFE, (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 839, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, FIFTEENTH ADDITION, PHASE II, RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 9, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to those as set out in Deed Volume 127, page 140.
3. Restrictions as set out in Misc. Book 14, page 536 and amended in Misc. Book 17, page 550 and Misc. Book 78, page 203.
4. Compliance certificate as recorded in Misc. Book 34, page 549.
5. 20 foot easement along side and back of subject lot as shown on recorded map.

\$162,486.00 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

02/05/1998-03839
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 26.00

Inst # 1998-03839

as tenants in common.

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, RICKY W. THOMAS and NANCY O. THOMAS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of January, 1998.

*Ricky W. Thomas, acting by and through
his attorney in fact, Nancy O. Thomas*
RICKY W. THOMAS, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, NANCY O. THOMAS

Nancy O. Thomas
NANCY O. THOMAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NANCY O. THOMAS, 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 30th day of January, 1998.

Robert S. Padgett
Notary Public

My commission expires: 7/16/98

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that NANCY O. THOMAS, whose name as Attorney in Fact for RICKY W. THOMAS, is signed to the foregoing instrument and who is known to me, acknowledged before me that this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 30TH day of JANUARY, 1998.

Robert S. Padgett
NOTARY PUBLIC
1st 02/05/1998-03839

MY COMMISSION EXPIRES: 7/16/98

02/05/1998-03839
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00