

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5800  
FAX 988-5905

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) 1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Jeffrey Allen Thames  
(Address) 1737 Butler Road  
Alabaster, Alabama 35007

**~~RASTENKERSHIE~~ WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixteen Thousand NineHundred and No/100ths Dollars

to the undersigned grantor, D & D Construction, L.L.C., a ~~XXXXXXXXXXXXXXXXXXXX~~  
Limited Liability Company

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jeffrey Allen Thames and wife, Amy Lee Thames

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, restrictions, current taxes, setback lines and rights of way, if any, of record.

All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

02/23/1998-05830  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NEL 14.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its <sup>Managing Member</sup> ~~Authorized Representative~~ who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of February 19 98

By Dustin Dykes Woods (Seal)  
D & D Construction L.L.C.  
Managing Member  
By \_\_\_\_\_ (Seal)  
Partner

Inst # 1998-05830

ACKNOWLEDGMENT FOR ~~PARTNERSHIP~~ LIMITED LIABILITY COMPANY

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that  
Dustin Dykes Woods, whose name as Managing Member of D & D Construction, L.L.C.

~~whose name is as general partner(s) of~~  
a (n) limited liability company ~~general partner(s)~~  
(state)

~~partnership~~ and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said ~~partnership~~ limited liability company.

Given under my hand and official seal this 20th day of February 19 98

AFFIX NOTARIAL SEAL.

Notary Public

My commission expires: 3/7/99

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571

Exhibit A

Commence at the northwest corner of the SE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence easterly along the north line of said quarter-quarter a distance of 438.84 feet to a point; thence turn 87 degrees 28 minutes 16 seconds right and run southerly a distance of 760.72 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 105.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 210.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run northerly 105.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run westerly 210.00 feet to the point of beginning.

There is a proposed 20.0 foot wide easement required for access to this property the centerline of which is described as follows:

Commence at the northwest corner of the SE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run easterly along the north line of said quarter-quarter a distance of 438.84 feet to a point; thence turn 87 degrees 28 minutes 16 seconds right and run southerly 865.72 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 210.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run northerly 10.00 feet to the point of beginning, on the centerline of the easement being described; thence turn 90 degrees 00 minutes 00 seconds right and run easterly 10.37 feet to a point; thence turn 89 degrees 12 minutes 50 seconds right and run southerly 150.12 feet to a point; thence turn 52 degrees 16 minutes 32 seconds left and run southeasterly 130.19 feet to a point; thence turn 38 degrees 14 minutes 13 seconds right and run southerly 83.12 feet to a point; thence turn 11 degrees 34 minutes 37 seconds right and run southerly 140.70 feet to the intersection of easement centerline with the north right of way line of Shelby County Highway No. 12 west and the end of easement. Said easement being ten feet on either side of just described centerline.

Minerals and mining rights excepted.



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