

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Cortney M. Thompson

name

1165 King Arthur Court

address

Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Eight Thousand Five Hundred Dollars and no/100 (\$98,500.00) DOLLARS

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

Derrick K. Cockrell and Angela G. Cockrell, Husband and Wife

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

Cortney M. Thompson and Kevin Plunkett

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to the Map and Survey of Spring Gate, Sector One - Phase Three, as recorded in Map Book 20, Page 82, in the Probate Office of Shelby County, Alabama.

\$ 97,113.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1998-07172

03/03/1998-07172
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 10.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 grantors herein, in the event one grantor 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 grantee 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 GRANTEEES, their heirs and assigns, that I (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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 2nd day of March, 1998.

WITNESS:

(Seal)

(Seal)

(Seal)

Derrick K. Cockrell
Derrick K. Cockrell
Angela G. Cockrell
Angela G. Cockrell

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derrick K. Cockrell and Angela G. Cockrell, Husband and Wife whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of

March

A. D. 1998

Cortney M. Thompson
Notary Public

RECEIVED 3/10/02

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001