

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO:

WILBUR E. BRASWELL
135 SOUTHLAKE LANE
BIRMINGHAM, 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 SIXTY TWO THOUSAND and 00/100 (\$162,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ALAN R. THOMAS and GYPSY S. THOMAS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILBUR E. BRASWELL and MILDRED P. BRASWELL, 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 10, BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHLAKE CREST, 1ST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 74, 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. Transmission line permit to Alabama Power Company as recorded in Deed Book 129, page 572 and Deed Book 219, page 734 in the Probate Office of Shelby County, Alabama.
3. Easement for Alabama Power Company recorded in Real 142, page 184 and Real 149, page 12, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.
5. Restrictions, Covenants and Conditions recorded in Real 160, page 495; Instrument 1993-30195; Instrument 1993-40742 and Instrument 1993-40473, in the Probate Office of Shelby County, Alabama.
6. Restrictions for land use as recorded in Real 160, page 492 in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Southlake Crest Residential Association, Inc., recorded in Instrument 1993-30196, in the Probate Office of Shelby County, Alabama.
8. By-Laws of Southlake Crest Residential Association, Inc. as recorded in Instrument 1993-30197, in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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9. Agreement with Alabama Power Company recorded in Instrument 1993-24582, in the Probate Office of Shelby County, Alabama.
10. Building setback lines and public utility easements as shown by recorded map.

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 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, ALAN R. THOMAS and GYPSY S. THOMAS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 1998.



ALAN R. THOMAS



GYPSY S. 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 ALAN R. THOMAS and GYPSY S. THOMAS, HUSBAND AND WIFE, 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 27th day of February, 1998.


Notary Public

My commission expires: 2/27/2000

Inst # 1998-07581

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