

3681

Inst # 1998-19675

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CLIFFORD ALAN THOMPSON
398 INDIAN CREST DRIVE
INDIAN SPRINGS, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of THREE HUNDRED SEVENTEEN THOUSAND and 00/100 (\$317,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HAROLD F. KNUEPPEL and FRANCES G. KNUEPPEL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CLIFFORD ALAN THOMPSON and KAREN COVINGTON THOMPSON, 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:

PART OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 WEST, IN SHELBY COUNTY, ALABAMA, AND RUN WESTWARDLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 728.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INDIAN CREST DRIVE, SAID POINT BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE TURN 180 DEGREES 00 MINUTES AND RUN EASTWARDLY ALONG THE SAME LINE 728.55 FEET TO SAID NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE TURN 88 DEGREES 34 MINUTES RIGHT AND RUN SOUTHWARDLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 219.16 FEET; THEN TURN 82 DEGREES 50 MINUTES RIGHT AND RUN WESTWARDLY 606.91 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF INDIAN CREST DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN NORTHWESTWARDLY AND NORTHWARDLY ALONG THE EASTERN RIGHT OF WAY LINE OF INDIAN CREST DRIVE, AS THE WESTERLY PROPERTY LINE OF THE PROPERTY HEREIN DESCRIBED 352.64 FEET TO THE POINT OF BEGINNING.

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, immunities and release of damages relating thereto as recorded in Deed Book 42, page 426 and Deed Book 121, page 294.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 233, page 112 and Deed Book 214, page 631.

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\$155,000.00 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 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, HAROLD F. KNUEPPEL and FRANCES G. KNUEPPEL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of May, 1998.


HAROLD F. KNUEPPEL

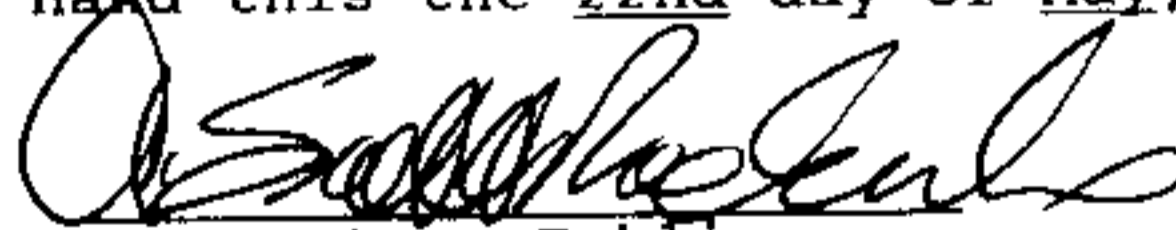

FRANCES G. KNUEPPEL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HAROLD F. KNUEPPEL and FRANCES G. KNUEPPEL, 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 22nd day of May, 1998.


Notary Public

My commission expires: 5-20-00

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