

Send Tax Notice To:
James Alan Whitley and wife,
Judy Dethrage Whitley
1604 Indian Springs Lane
Birmingham, Alabama 35242

Inst # 1998-25056

This instrument was prepared by:
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Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Fifty Seven Thousand Five Hundred Dollars (\$157,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CLIFFORD ALAN THOMPSON, JR. AND WIFE, KAREN COVINGTON THOMPSON** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **JAMES ALAN WHITLEY AND WIFE, JUDY DETHRAGE WHITLEY**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 54, according to the Survey of Oak Ridge Subdivision, Second Sector, recorded in Map Book 10, Page 50 "A and B", in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes for the current year and subsequent years.
2. Restrictions appearing of record in Book 170, page 615, amended by Instrument #1995-30053, and as shown on recorded plat.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 101, Page 540 and Volume 186, Page 185.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 109, Page 562 and Book 106, Page 532.
5. Agreement for Underground Residential Distribution with Alabama Power Company as recorded in Book 106, Page 529.
6. 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 Book 70, Page 519; Book 70, Page 521 and Book 70, Page 526.
7. 35 foot building line from Indian Springs Lane; 7.5 foot utility easement along the Easterly and Southerly lot lines, as shown on recorded plat.

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8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$126,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: Karen Covington and Karen Covington Thompson are one and the same person.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 1998.

Clifford Alan Thompson, Jr.
Clifford Alan Thompson, Jr.

Karen Covington Thompson
Karen Covington Thompson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clifford Alan Thompson, Jr. and wife, Karen Covington Thompson, whose names 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 date the same bears date.

Given under my hand and official seal, this the 30th day of June, 1998.

Kimberly Melton
Notary Public
My commission expires: 8-1-99

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