

Send Tax Notice To:  
Barry R. Thomason and wife, Gloria D. Thomason  
3125 Bradford Place  
Birmingham, Alabama 35242

Inst # 1998-31761

This instrument was prepared by:  
Lindsey J. Allison  
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 Two Hundred Ninety Two Thousand (\$292,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SUNNY R. CLOWDUS, AN UNMARRIED WOMAN**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **BARRY R. THOMASON AND WIFE, GLORIA D. THOMASON** (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 6, Block 1, according to the Survey of Windsor Estates, as recorded in Map Book 9, page 132 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 1998 and subsequent years which are not yet due and payable.
2. 40 foot building line, as shown by recorded map.
3. 10 foot Easement on rear and 5 foot easement on Southwest, as shown by recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Real 57, page 767, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Real 62, page 605 in the Probate Office of Shelby County, Alabama.
7. Restrictions regarding Alabama Power Company recorded in Real 62, page 608, in the Probate Office of Shelby County, Alabama.
8. Right of way granted to Alabama Power Company by instrument recorded in Real 65, page 513, in the Probate Office of Shelby County, Alabama.
9. Coal, oil, gas and other mineral interests in, to or under the land herein described.
10. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

08/17/1998-31761  
09:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
103.00  
002 HEL

NOTE: \$200,000.00 of the above consideration was paid from the proceeds of a mortgage loan filed 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 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.

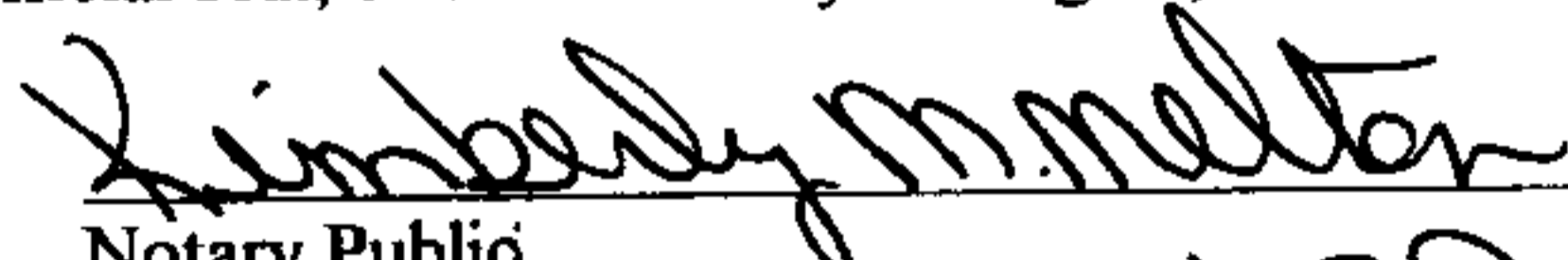
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of August, 1998.

  
Sunny R. Clowdus

State of Alabama     )  
County of Shelby    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sunny R. Clowdus, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13<sup>th</sup> day of August, 1998.

  
Notary Public  
My Commission Expires: 3-1-99

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