

SEND TAX NOTICE TO:

(Name) Matthew D. Thomason, Jr.

136 Southlake Lane

Hoover, Al. 35244

(Address)

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
Birmingham, Al. 35216

(Address)

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred ninety-four thousand and no/100 (\$194,000.00) DOLLARS

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

Joseph S. Friend and his wife Myra T. Friend

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

Matthew D. Thomason, Jr. and Jeanette B. Thomason

(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 24, 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.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1998-34102

09/01/1998-34102
10:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 100 200.50

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 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27

day of August 1998

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph S. Friend
JOSEPH S. FRIEND
Myra T. Friend
MYRA T. FRIEND

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph S. Friend and Myra T. Friend whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August 1998.

A. D. 19 - 98

Notary Public

Inst # 1998-34102