

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
Fiver Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244-2893

SEND TAX NOTICE TO:

NATHAN E. WALTZ  
11 DEER SPRINGS CIRCLE  
PELHAM, AL 35124  
Inst # 1999-00804

STATE OF ALABAMA)

COUNTY OF SHELBY)

01/07/1999-00804  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
13.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

**Know All Men by These Presents:** That in consideration of SIXTY NINE THOUSAND and 00/100 (\$69,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, MARK A. THOMPSON and LAURA A. THOMPSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto NATHAN E. WALTZ, AN UNMARRIED PERSON and SARAH A. DOMIT, AN UNMARRIED PERSON, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, ACCORDING TO THE MAP AND SURVEY OF DEER SPRINGS ESTATES, THIRD ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 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 AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS, INCLUDING BUT NOT LIMITED TO THOSE AS SET OUT IN DEED BOOK 327, PAGE 553.
3. 35 FOOT BUILDING SETBACK LINE AS SHOWN ON RECORDED MAP.
4. 5 FOOT EASEMENT SOUTH AND NORTHWEST SIDES OF SUBJECT LOT AS SHOWN ON RECORDED MAP.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 127, PAGE 399.
6. RIGHT OF WAY TO PLANTATION PIPELINE RECORDED IN DEED BOOK 254, PAGE 519.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 287, PAGE 513.

\$66,930.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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 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, MARK A. THOMPSON and LAURA A. THOMPSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of December, 1998.

Mark A. Thompson  
MARK A. THOMPSON

Laure A. Thompson  
LAURA A. THOMPSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK A. THOMPSON and LAURA A. THOMPSON, 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 21st day of December, 1998.

A. S. Walker  
Notary Public

My commission expires: 5-20-00

Inst # 1999-00804

01/07/1999-00804  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 13.50