This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to
Charles Thomas
124 Kentwood Lane
Alabaster, Alabama, 35007

1999-23718

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Eighty-nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged,

Howard Grant Dunnam, Jr., as Trustee and not personally of
The 124 Kentwood Lane Trust, under the provisions of a trust agreement
dated the 2nd day of March, 1998, known as **The 124 Kentwood Lane Trust**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Charles Thomas and Kathlyn Thomas

(hereinafter referred to as "Grantees") the following described real estate situated in Shelby County, Alabama to wit:

Lot 56, according to the Survey of Kentwood, First Addition, as recorded in Map Book 17, page 115 and refiled in Map Book 19, page 75, in the Probate Office of Shelby County, Alabama.

1999-23718
06/07/1999-23718
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MIKE 23.50

$174,900.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

Subject to: (1) 1999 ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns, covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 28th day of May, 1999.

THE 124 KENTWOOD LANE TRUST

BY: _____ (Seal)
Howard Grant Dunnam, Jr.
ITS: Trustee

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Howard Grant Dunnam, Jr. as Trustee of The 124 Kentwood Lane Trust 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, and with full authority as such Trustee, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 1999.

_____
Notary Public
My Commission Expires: 1/1/03