

SEND TAX NOTICE TO:

Alan R. Thomas
(Name) Sonya Darlene Thomas
36 Eddings Lane
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

10/12/1999-42157
08:31 AM CERTIFIED

Form 1-1-99-202
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC. - BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twelve Thousand, Nine Hundred and no/100----- DOLLARS

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

Charles J. Wood and Tonya M. Wood, Husband and Wife
and Wanda Fancher, a married person

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

Alan R. Thomas and Sonya Darlene Thomas

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

Lot 36, according to the Survey of Monte Tierra, 1st Addition, as recorded in Map Book 6, page 93, in the Office of the Judge of Probate of Shelby County; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 111,963.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Wanda Fancher is one and the same person as Wanda Bailey Fancher and Wanda Bailey.

The property herein being conveyed does not constitute the homestead of Wanda Fancher of her spouse.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 24th

day of September, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles J. Wood (Seal)
Charles J. Wood
Tonya M. Wood (Seal)
Tonya M. Wood
Wanda Fancher (Seal)
Wanda Fancher

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles J. Wood and Tonya M. Wood, Husband and Wife and Wanda Fancher, a married person whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, A. D. 19 99

James H. Holliman
Notary Public
3-12-2001