

SEND TAX NOTICE TO: JOHN C. RUSH, 3446 HIGHWAY 30, COLUMBIANA, AL 35051

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THOUSAND AND 00/100 DOLLARS (\$70,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, THOMAS LAND COMPANY, L.L.C., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, JOHN C. RUSH, AN UNMARRIED MAN (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 3 OF THE OLD BRASHER PLACE, A SUBDIVISION, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 26, PAGE 22.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Timber Deed. The right of possession for the term or terms described in Instrument 1997-11716 subject to any provisions contained in the Timber Deed with limitations.
- (5) Subject to any loss or damage arising out of claims of ownership, shortage of area, use of right of ways that may arise out of the mislocation of fences as depicted on that survey of "The Old Brasher Place" as set out on that survey by Robert C. Farmer dated September 25, 1999.
- (6) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as appear on Map Book 26, Page 22.

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 the GRANTOR does for itself and for its successors and assigns covenant with said 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on DECEMBER 21, 1999.

THOMAS LAND COMPANY, L.L.C.



BY: HERBERT H. THOMAS
ITS: PRESIDENT

Inst # 1999-52504

12/30/1999-52504
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1999 78.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that HERBERT H. THOMAS, whose name is signed as PRESIDENT of THOMAS LAND COMPANY, L.L.C., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the DECEMBER 21, 1999


Notary Public

My commission expires:

MY COMMISSION EXPIRES AUGUST 14, 2002