

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Sadie Hall
1082 Bryant Ave. Dore
Mobile, AL 36684

WARRANTY DEED

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

That in consideration of --One Hundred Forty Thousand and 00/100---(\$140,000.00) DOLLARS

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

Billy Thomas d/b/a Billy Thomas Building & Remodeling

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

Sadie Hall

(herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$110,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns, forever, ~~that being the intention of the parties to this conveyance that for the joint tenancy hereby created to be held as joint tenants during the joint lives of the grantee hereby acknowledged and to be held as joint tenants thereafter; the entire interest in the above described premises to be held as joint tenants and to be divided equally between the heirs, heirs and assigns of the grantee hereby acknowledged 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, we (I) have hereunto set our (my) hands and seals this 14th day of January, 2000.

Billy Thomas
Billy Thomas d/b/a Billy Thomas Building & Remodeling

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas d/b/a Billy Thomas Building & Remodeling whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2000.

[Signature]

NOTARY PUBLIC

INS # 2000-02606

01/26/2000-02606
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 WFS 41.00

EXHIBIT "A"

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Thence run south along the east line of said 1/4-1/4 line a distance of 364.25 feet; Thence turn an angle of 90deg. 10'30" right and run a distance of 2497.93 feet; Thence turn an angle of 86deg. 20'49" right and run a distance of 60.12 feet; Thence turn an angle of 86deg. 20'49" left and run a distance of 640.70 feet to the point of beginning; Thence continue along last described course a distance of 268.10 feet; Thence turn an angle of 90deg. right and run a distance of 300.00 feet; Thence turn an angle of 78deg. 26'09" right and run a distance of 272.73 feet; Thence turn an angle of 100deg. 33'51" right and run a distance of 350.00 feet to the point of beginning, containing 2.00 acres, more or less.

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