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This instrument was prepared by:

(Name) Brown and Battles, LLC  
(Address) 3150 Hwy 52 West  
Pelham, AL 35124

Send Tax Notice to:

(Name) Michael D. and Renee D. Smith  
(Address) 941 Riverchase Parkway W  
Birmingham, AL 35244

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Thousand 00/100\*\*\*\*\*(\$270,000.00) DOLLARS

to the undersigned grantor Thompson Contracting and Investments, Inc. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Michael D. Smith and wife, Renee D. Smith

(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 28, according to the Survey of First Addition-Phase III, Riverchase Country Club, as recorded in Map Book 8, Page 179, in the Probate Office of SHELBY County, ALABAMA.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$252,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 2000-18876

06/07/2000-18876  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
901 26-00

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 said GRANTOR does for itself, 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, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its \_\_\_\_\_ President,  
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 23rd  
day of May, 2000

ATTEST:

Secretary

By [Signature] President

STATE OF ALABAMA

SHELBY

County }

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Jeff Thompson, whose name as \_\_\_\_\_ President of Thompson Contracting and Investments, Inc., a corporation, 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, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 23rd day of May, A.D., 2000

2-25-2001

My Commission Expires:

[Signature]  
Notary Public