Send tax notice to: Gail Thomas 5456 Palomino Trail Birmingham, AL 35242

This Instrument Prepared By: Gwen D. Skinner Feld, Hyde, Lyle, Wertheimer & Bryant, P.C. 2000 SouthBridge Parkway, Suite 500 Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

## WARRANTY DEED

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

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, John B. Thomas, Jr. and Gail Thomas, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Gail Thomas (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 1, according to "Cherokee Hills" Subdivision, as shown by map recorded in Map Book 5, page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
- 2. That certain mortgage held by First Federal Bank dated September 22, 1992 and recorded in the Probate Office of Shelby County, Alabama.
- 3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.

The purpose of this conveyance is to convey John B. Thomas, Jr.'s undivided one-half ( $\frac{1}{2}$ ) interest in the subject property to Gail Thomas, the co-tenant.

One of the Grantors and the Grantee, Gail Thomas, are one and the same person.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

04/27/2001-16449
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
159.00

IN WITNESS WHEREOF, the Grantors h	ave hereunto set their hands and seals this
2nd day of March , 2001.	ave hereunto set their hands and seals this
	16 Emas Se.
Jøhn	B. Thomas, Jr.
	withous_
Gail I	homas
Large, hereby certify that John B. Thomas, Jr. a names are signed to the foregoing conveyance before me on this day that being informed executed the same voluntarily on the day the same volu	e and who are known to me, acknowledged of the contents of the conveyance, they same bears date.
Given under my hand this 2 day of	f_March, 2001.
<u>√</u> Notar	Michelle S. Herring y Public
<del></del> -	Michelle S. Herring ed Name
(NOTARY SEAL) My C	ommission Expires: 4-7-04

Inst # 2001-16449

04/27/2001-16449 09:20 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE

Ref: W;\60000\Thomas,JohnJR\deed.wpd