

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Michael D. Smith and Renee D. Smith
1128 Riverchase Parkway West
Birmingham, Alabama 35244

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred seventy three thousand and no/100 (\$273,000.00)** to the undersigned grantor, a corporation (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Thompson Contracting & Investments, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael D. Smith and Renee D. Smith** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 4, according to the Survey of Riverchase Country Club, 37th Addition, as recorded in Map Book 19, Page 7, 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.


\$218,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor, **Thompson Contracting & Investments, Inc.** by **Jeff Thompson**, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 21st day of May, 2001.

Witness



Thompson Contracting & Investments, Inc.
By: Jeff Thompson
Its: President

**STATE OF ALABAMA
COUNTY OF SHELBY**

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 & 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 this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal, this 21st day of May, 2001.



Notary Public
My Commission Expires: 02-25-05

05/25/2001-21324
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 66.00

Inst. # 2001-21324