


This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHERIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: L. GRAVES STIFF, III  
name  
#3 WENTWORTH  
address  
SHOAL CREEK, ALABAMA 35242

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

STATE OF ALABAMA }  
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

  
20021008000491400 Pg 1/1 57.00  
Shelby Cnty Judge of Probate, AL  
10/08/2002 10:16:00 FILED/CERTIFIED

That in consideration of FOUR HUNDRED SIXTY THOUSAND AND NO/100-----  
-----DOLLARS (\$460,000.00)  
to the undersigned grantor, THOMPSON REALTY CO., INC.

(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 L. GRAVES STIFF, III AND PATRICIA CLOTFELTER


(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 164 C ACCORDING TO THE SURVEY OF COTTAGES AT SHOAL CREEK, A RESURVEY OF LOTS 164 AND 165 OF SHOAL CREEK AS RECORDED IN MAP BOOK 27, PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2002.  
EASEMENTS AS SHOWN ON RECORD MAP.  
RESTRICTIONS AND COVENANTS IN MISC. VOLUME 19, PAGE 861; MISC VOL 23, PAGE 564, AND AMENDED IN MISC VOLUME 23, PAGE 567 AND FURTHER AMENDED AND RESTATED IN REAL 370, PAGE 938.  
RIGHT OF WAY, EASEMENTS AND RIGHTS IN CONNECTION THEREWITH GRANTED TO THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM IN DEED VOLUME 301, PAGE 298.  
RIGHT OF WAY GRANTED SOUTH CENTRAL BELL TELEPHONE COMPANY IN DEED VOLUME 356, PAGE 420, AND REAL VOLUME 306, PAGE 242.  
RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN DEED VOLUME 318, PAGE 588, DEED VOLUME 308, PAGE 651 AND REAL VOLUME 133, PAGE 599.  
AGREEMENT WITH ALABAMA POWER COMPANY RE: UNDERGROUND DISTRIBUTION IN MISC VOLUME 21, PAGE 855.  
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROEPRTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS IN VOLUME 129, PAGE 294.  
\$414000.00 OF THE CONSIDERATION WAS PAID FORM THE PROCEEDS OF TWO MORTGAGE LOANS.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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, GEORGE THOMPSON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September , 2002  
THOMPSON REALTY CO., INC.

ATTEST:

By   
GEORGE THOMPSON, PRESIDENT

STATE OF ALABAMA }  
COUNTY OF Jefferson }

I, GENE W. GRAY, JR. a Notary Public in and for said County in said State, hereby certify that GEORGE THOMPSON whose name as PRESIDENT of THOMPSON REALTY CO., 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, 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 the 27th day of September , 2002

  
GENE W. GRAY, JR. Notary Public