

PREPARED WITHOUT BENEFIT OF SURVEY

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, JTRSS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of ONE HUNDRED EIGHT THOUSAND DOLLARS AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Kim S. Thompson, A Single Woman

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

Calvin T. Daniel And Joy A. Daniel

(herein referred to as Grantee) the following described real estate, to wit:
LOT 12, ACCORDING TO THE SURVEY OF IVANHOE, AS RECORDED IN MAP BOOK 6
PAGE 58, AND AMENDED MAP OF IVANHOE, AS RECORDED IN MAP BOOK 6, PAGE
70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO FENCE ENCROACHMENT AS SHOWN ON SURVEY OF ROBERT C.
FARMER DATED DECEMBER 20, 1993.

Subject to Easements, Restrictions and Rights of Way of Record.
KIM S. THOMPSON IS ONE AND THE SAME PERSON AS KIM R. SHEFFIELD, THE
GRANTOR HEREIN.

TO HAVE AND TO HOLD, to the said GRANTEES in fee simple, 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in
fee simple of said premises; that they are free from all encumbrances;

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, I (we) have hereunto set my (our) hand (s) and seal(s), this
23rd day of June, 2003.

WITNESS:

Kim S. Thompson
Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kim S. Thompson, A Single Woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, 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 23 day of June A.D. 2003.

Joe Wilson
NOTARY PUBLIC