

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:

Cynthia L. Thomas  
176 King James Court  
Alabaster, AL 35007

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) AND THE PURPOSE OF CREATING SURVIVORSHIP TITLE, to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, CHRIS B. THOMAS and wife CYNTHIA L. THOMAS (herein referred to as Grantors) do grant, bargain, sell and convey unto CHRIS B. THOMAS and CYNTHIA L. THOMAS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 10, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Subject to that certain mortgage recorded in Inst#1997-24832.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs 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 my 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, We have hereunto set our hands and seal, this 22nd day of December, 2003.

  
Chris B. Thomas  
  
Cynthia L. Thomas

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chris B. Thomas and wife Cynthia L. Thomas whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of December, 2003.

  
Notary Public

My Commission Expires: 6-9-04