

This instrument was prepared by
Martha R. Cook
2062 Columbiana Road
Vestavia Hills, Alabama 35216

Send Tax Notice To:
Robert Jay Marler
205 Cameron Circle
Chelsea, Alabama 35043

20040121000035230 Pg 1/1 22.50
Shelby Cnty Judge of Probate, AL
01/21/2004 08:25:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty Thousand and No/100 Dollars (\$230,000) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Mark A. Thomas and wife, Jamie L. Thomas (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Robert J. Marler, a married man, and wife, Lori C. Marler, a married woman, (herein referred to as GRANTEES) as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, according to the Survey of Cameron Woods, as recorded in Map Book 23, Page 106, in the Probate Office of SHELBY County, ALABAMA.

Subject to:
Any mineral and/or mining rights not owned by grantors
Present zoning classifications
Utility easements serving the property
Residential subdivision covenants and restrictions
Building lines of record

TO HAVE AND TO HOLD unto 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 the 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 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, we have hereunto set our hand(s) and seal(s), this 15th day of January, 2004.

WITNESS:

<u>Martha R. Cook</u> (Seal)	<u>Mark A. Thomas</u> (Seal)
<u>Martha R. Cook</u> (Seal)	Seller <u>Jamie L. Thomas</u> (Seal)
	Seller _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Martha R. Cook, a Notary Public in and for said County, in said State, hereby certify that Mark A. Thomas and wife, Jamie L. Thomas, whose name(s) 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 15th day of January A.D., 2004.

Martha R. Cook
Notary Public
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 1, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Subject to taxes, easements, restrictions, set-back lines and rights of way of record. \$218,500 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Lori C. Marler