

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

✓ This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Jack Shaw
401 Firefly Hollow
Chelsea, AL 35043


20040625000349910 Pg 1/2 44.00
Shelby Cnty Judge of Probate, AL
06/25/2004 15:29:00 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 **Thirty Thousand and No/00 (\$30,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Peggy J. Thomas, a unmarried woman (herein referred to as grantor, whether one or more)** bargain , sell and convey unto, **Jack Shaw and Allison Shaw (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

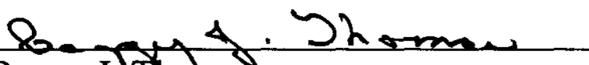
Peggy J. Thomas is the surviving grantee in deed recorded in Instrument 2002-1001000472940. The other grantee Harold H. Thomas having died on or about March 6, 2003.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

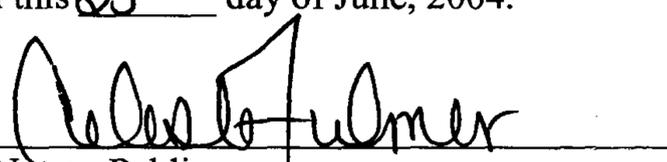
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of June, 2004.


Peggy J. Thomas

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Peggy J. Thomas, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2004.


Notary Public

My commission expires: 10/1/04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Southwest Corner of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence North along the West boundary line of said section for a distance of 2611.94 feet; thence turn an angle of 88 deg. 59 min. 42 sec. to the right and run 558.46 feet; thence turn an angle of 92 deg. 33 min. 38 sec. to the right and run a distance of 606.44 feet; thence turn an angle of 83 deg. 36 min. 48 sec. to the left and run a distance of 96.51 feet to the point of beginning; thence turn an angle of 90 deg. 44 min. 12 sec. to the right and run a distance of 854.27 feet; thence turn an angle of 89 deg. 15 min. 48 sec. to the right and run a distance of 69.92 feet; thence turn an angle of 90 deg. 00 min. 00 sec. left and run a distance of 300.00 feet to the Northerly right of way line of Shelby County Road No. 39; thence turn an angle of 59 deg. 20 min. 05 sec. to the right and run a distance of 17.44 feet along said road right of way line; thence turn an angle of 120 deg. 39 min. 55 sec. to the right and run a distance of 1173.83 feet; thence turn an angle of 96 deg. 23 min. 12 sec. to the right and run a distance of 96.51 feet to the point of beginning.