

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Purchase Price  
\$120,000<sup>00</sup>

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:  
WILLIE M. THOMAS JR and KAREN H. THOMAS  
105 SOUTH HILL DRIVE  
WILSONVILLE, ALABAMA 35186



20041015000570280 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
10/15/2004 10:47:00 FILED/CERTIFIED

That in consideration of

TEN DOLLARS AND OTHER CONSIDERATIONS (\$10.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BILLY THOMAS, D/B/A BILLY THOMAS BUILDING & REMODELING, A Married PERSON

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

WILLIE M. THOMAS JR and KAREN H. THOMAS

(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 2, ACCORDING TO THE SURVEY OF SOUTHHILLS SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$120,000.00 OF THE PURCHASE PRICE WAS OBTAINED BY A PURCHASE MONEY MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

Subject to Easements, Restrictions and rights of way of record.

THIS IS NOT THE HOMESTEAD OF BILLY THOMAS

To Have And To Hold unto the said Grantees WILLIE M. THOMAS JR and KAREN H. THOMAS 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th day of August, 2004.

~~XXXXX~~

WITNESS:

\_\_\_\_\_(Seal)

Billy Thomas D/B/A Billy Thomas (Seal)

BILLY THOMAS D/B/A BILLY THOMAS

\_\_\_\_\_(Seal)

Building & Remodeling (Seal)

BUILDING & REMODELING

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that BILLY THOMAS D/B/A BILLY THOMAS BUILDING & REMODELING, A Married PERSON 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 HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August A.D., 19 04.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

67103 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, HOOVER AL 35216

