

20050908000465660 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
09/08/2005 02:11:33PM FILED/CERT

Send Tax Notice To:
Jason Thompson and Marie-Josee' Thompson
516 Chesser Circle
Chelsea, Alabama 35043

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER &
KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **Two Hundred Seventeen Thousand and 00/100 (\$217,000.00) Dollars** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Scott T. Lawson, a single man** (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto **Jason Thompson and Marie-Josee' Thompson, husband and wife** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to:

- 1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

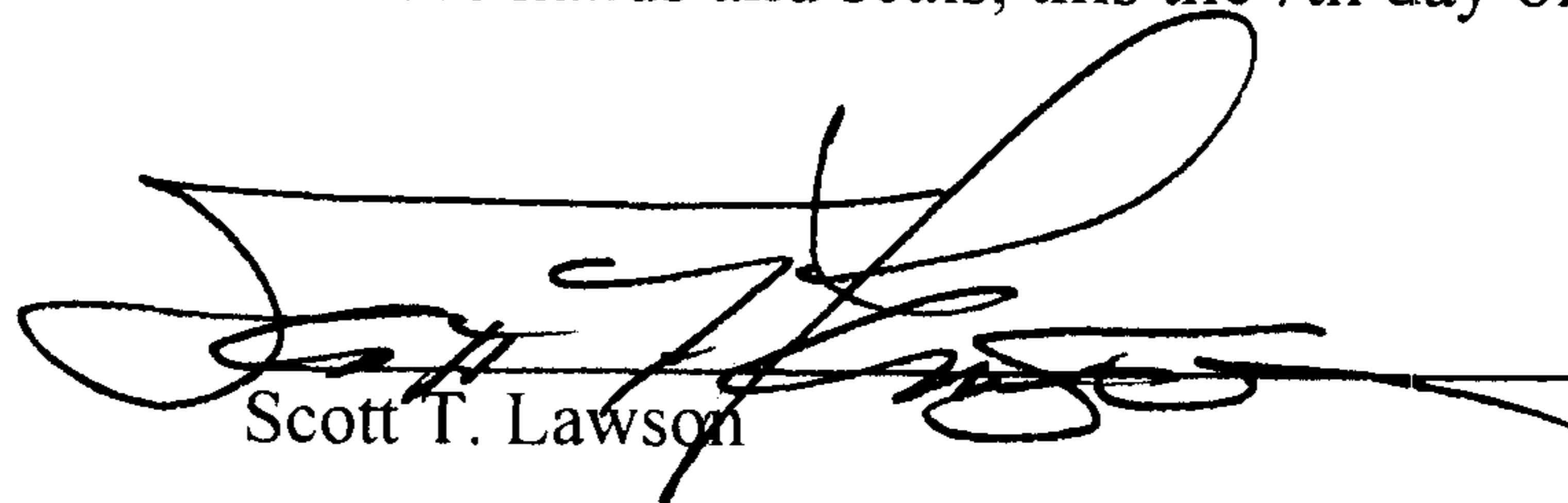
NOTE: \$173,600.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: \$21,700.00 of the above consideration was paid from the proceeds of a second mortgage filed simultaneously herewith.

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 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 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 hands and seals, this the 7th day of September, 2005.

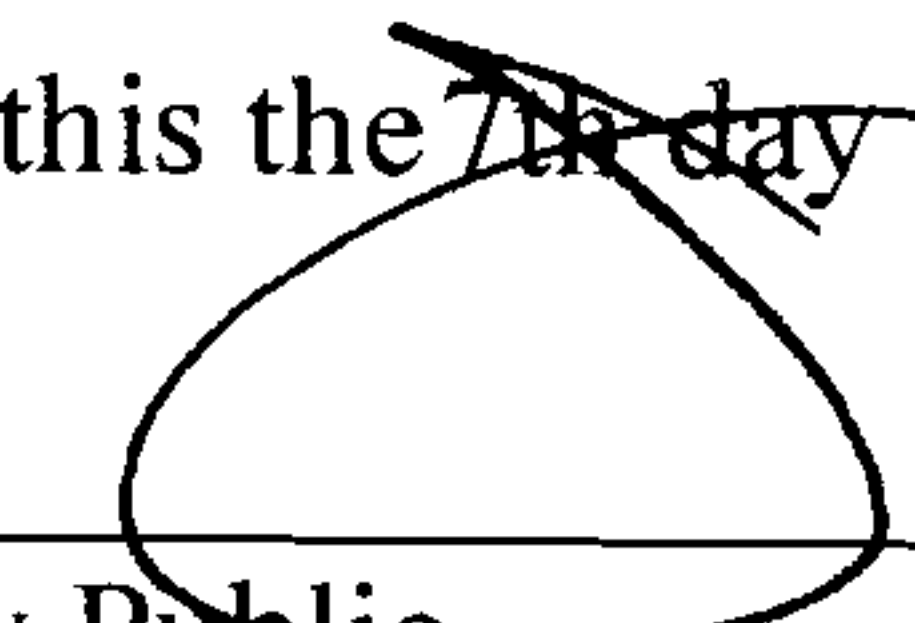


Scott T. Lawson

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Scott T. Lawson, 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 date the same bears date.

Given under my hand and official seal, this the 7th day of September, 2005.



Notary Public
My commission expires: 5/21/07

EXHIBIT A


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Lot 37, according to the Amended Plat of Chesser Plantation, Phase I, Sector 1, as recorded in Map Book 31 page 21 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

TOGETHER WITH the nonexclusive easement to the Common Areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restriction recorded as Inst. No. 2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendment thereto, is hereinafter collectively referred to as the "Declaration").

Shelby County, AL 09/08/2005
State of Alabama
Deed Tax: \$22.00