



20051107000577580 1/1 \$53.00
Shelby Cnty Judge of Probate, AL
11/07/2005 12:27:57PM FILED/CERT

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: John L. Thomas
name
139 Lake Davidson Lane
address
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$209,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lea Marie Wolsoncroft and husband, Thomas B. Wolsoncroft

(herein referred to as grantors) do grant, bargain, sell and convey unto John L. Thomas and wife, Adrienne N. 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 30, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006.
Subject to building lines; easements; subdivision restrictions; Restrictive Covenants; transmission line permit; and, right of way to L&N Railroad, of record.

Grantors make no warranty of title to coal, oil, gas and other mineral interests in, to or under subject property.

Lea Marie Wolsoncroft is one and the same person as Lea Harwell-Day, grantee in Inst. 1998/3623.

\$ 167,920.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 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, we have hereunto set our hand(s) and seal(s), this 31st day of October, 2005.

Shelby County, AL 11/07/2005
State of Alabama
Deed Tax: \$42.00

(Seal)

(Seal)

(Seal)

Lea Marie Wolsoncroft (Seal)
Lea Marie Wolsoncroft
Thomas B. Wolsoncroft (Seal)
Thomas B. Wolsoncroft (Seal)

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Lea Marie Wolsoncroft and husband, Thomas B. Wolsoncroft 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 31st day of October A.D., 2005
Larry L. Halcomb
Notary Public

My Commission Expires January 23, 2005