This Instrument was prepared by: W/L. Longshore, III L'ONGSHORE, BUCK & LONGSHORE, P.C. 2009 Second Avenue North Birmingham, Alabama 35203

SEND TAX NOTICE TO: Peggy A. Thompson Gary R. Smoke 2612 Buttewoods Drive Birmingham, AL 35242

20060201000052020 1/1 \$51.00
Shelby Cnty Judge of Probate, AL 02/01/2006 11:44:36AM FILED/CER

WARRANT	Y DEED (L	oint Right of	f Surviorship)

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Ninety Nine Thousand Nine Hundred no/100 (\$399,900.00) ------**DOLLARS**

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

Thomas Lawayne Thrasher and Margaret Hall Thrasher, husband and wife

(Herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Peggy Alisa Thompson and Gary Richard Smoke, wife and husband

(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 28, ACCORDING TO THE MAP AND SURVEY OF BUTTE WOODS RANCH ADDITION TO ALTADENA VALLEY, AS RECORDED IN MAP BOOK 5, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

THAT PORTION LYING WITHIN THE BOUNDS OF BAKER'S ADDITION TO OLD ROCKY RIDGE LESS AND EXCEPT: ROAD, RECORDED IN MAP BOOK 19, PAGE 154 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Taxes for the year 2006 and subsequent years.
- 2. Restrictions and easements of record.

\$359,900.00 OF THE ABOVE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE CLOSED EVEN DATE 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, the 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 30th day of January, 2006.

Witness	(Seal)	Thomas LAWAYNE THRASHER	
Witness	(Seal)	MARGARET HALL THRASHER	

STATE OF ALABAMA) JEFFERSON COUNTY)

<u>the undersigned</u>, A Notary Public in and for said County, in said State, hereby certify that Thomas Lawayne Thrasher and Margaret Hall Thrasher 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 day the same bears date.

Given under my hand and official seal this 30th day of January, 2006.

Shelby County, AL 02/01/2006

State of Alabama

Deed Tax: \$40.00

W.L. Longshore, MI

Notary Public

My Commission Expires: 5-18-2008