

THIS DOCUMENT WAS PREPARED BY:

Douglas Corretti  
CORRETTI, NEWSOM & HAWKINS  
1804 7th Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Claude Farley Lavett, Jr. and  
Vicki T. Lavett

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THE STATE OF ALABAMA       )  
SHELBY COUNTY                )

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THAT FOR AND IN CONSIDERATION of the sum of Eighteen Thousand and No/100 Dollars (\$18,000.00) in hand paid to **James V. Thomas, III and wife, Lisa R. Thomas** (hereinafter referred to as "Grantors"), Grantors do hereby grant, bargain, sell and convey unto **Claude Farley Lavett, Jr. and wife, Vicki T. Lavett** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following-described real property, located and situated in Shelby County, Alabama, to-wit:

Part of the SE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing railroad rail being the locally accepted Southeast corner of said Section 4, run in a Westerly direction along the South line of said Section 4 for a distance of 660.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 86°58'01" and run in a Northerly direction for a distance of 75.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 93°02'03" and run in an Easterly direction for a distance of 660.26 feet to an existing iron rebar set by Weygand and being on the East line of the SE 1/4 of the SE 1/4 of said Section 4; thence turn an angle to the right of 86°46'36" and run in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 75.0 feet, more or less, to the point of beginning. Containing 1.135 acres, more or less.



SUBJECT TO:

1. Ad valorem taxes for the year 2007 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including release of damages.
3. Fence shown on survey of Laurence D. Weygand dated October 16, 2006.

TO HAVE AND TO HOLD to 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 Grantors do for themselves and for their heirs, personal representatives, executors and assigns covenant with the said Grantees, their heirs, personal representatives, and assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, personal representatives, executors and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 31 day of October, 2006.

  
JAMES V. THOMAS, III

(SEAL)

  
LISA R. THOMAS

(SEAL)

THE STATE OF ALABAMA  
CULLMAN COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James V. Thomas, III, and wife, Lisa R. Thomas, 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 same, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of October, 2006.

Pat Creel  
NOTARY PUBLIC  
My Commission Expires: 10/31/09