20070129000042060 1/1 $48.00
Shelby Cnty Judge of Probate,AL
01/29/2007 10:14:43AM FILED/CERT

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
R. Steven Carnohan and Karen S. Carnohan
3622 Timber Oak Circle
Bessemer, Alabama 35022

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred sixty nine thousand four hundred ninety eight and no/100 ($369,498.00** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Thompson Contracting & Investments, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **R. Steven Carnohan and Karen S. Carnohan** herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 521-A, according to a Resurvey of Lots 520 and 521 of the Final Plat of Timberlake, Sector 5, as recorded in Map Book 37, Page 117, Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

$295,598.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$36,950.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Thompson Contracting & Investments, Inc.**, by Jeff Thompson, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 22nd day of January, 2007.

Thompson Contracting & Investments, Inc.
By: Jeff Thompson
Its: President
by his agent and attorney in fact, Doug Pate

Shelby County, AL 01/29/2007
State of Alabama

Deed Tax:$37.00

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said State, hereby certify that Doug Pate, whose name as Attorney in Fact for Jeff Thompson, as President of Thompson Contracting & Investments, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 2007.

Notary Public
My commission expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009