

20070326000134790 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
03/26/2007 12:55:53PM FILED/CERT

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Six Thousand, Eight Hundred, Seventy and no/100's Dollars (\$66,870.00)** and other good and valuable consideration to the undersigned grantor,

THOMPSON CONTRACTING and INVESTMENTS, INC., a corporation

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

AUSTON BENNETT and LAUREN BENNETT

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 528, according to the Final Plat of Timberlake, Sector 5, as recorded in Map Book 38, page 11, in the Probate Office of Shelby County, Alabama

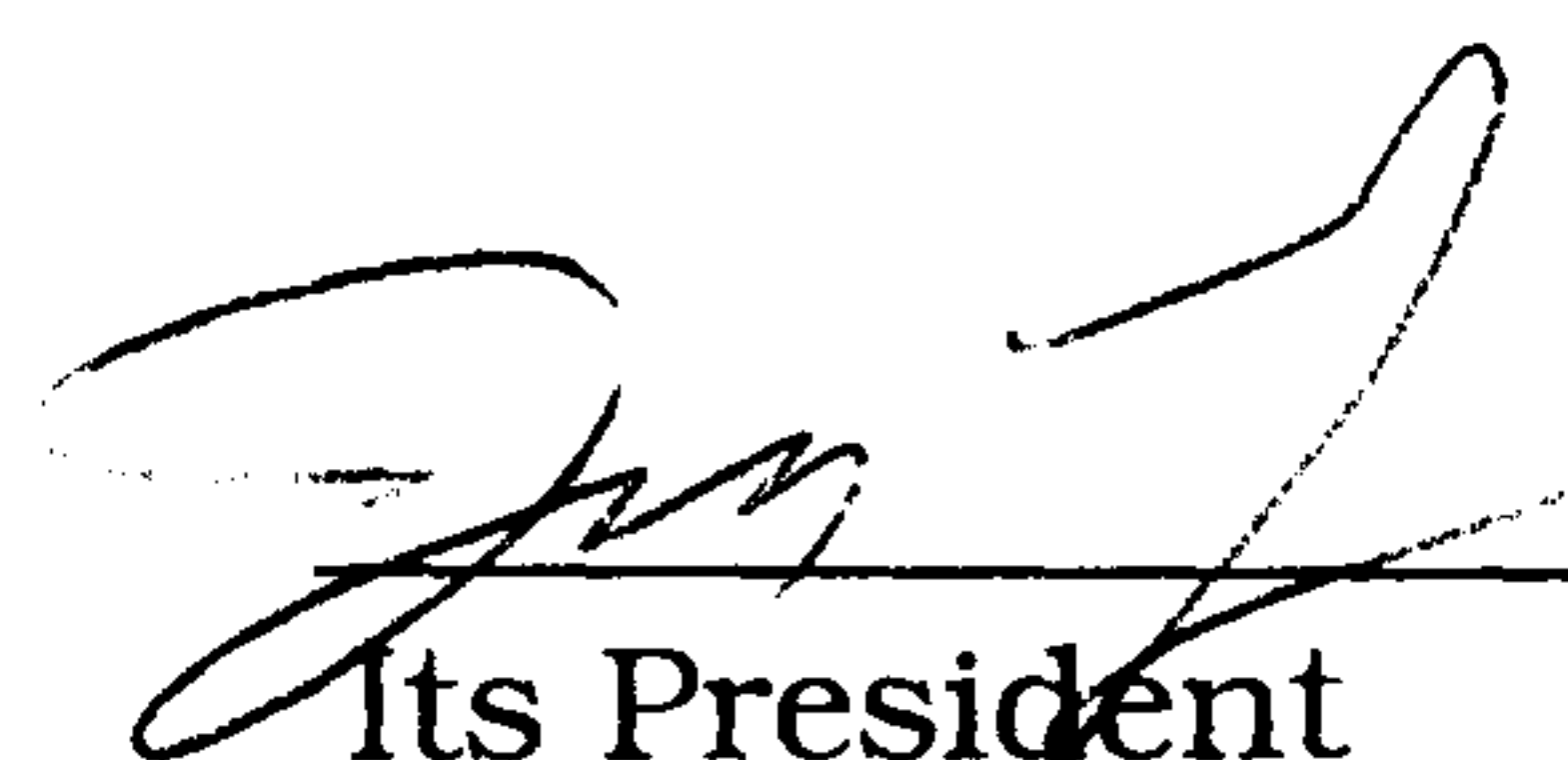
\$60,000.00 of the above consideration is paid by a Purchase Money Mortgage file simultaneously herewith

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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 22nd day of March, 2007.

ATTEST:

THOMPSON CONTRACTING and
INVESTMENTS, INC

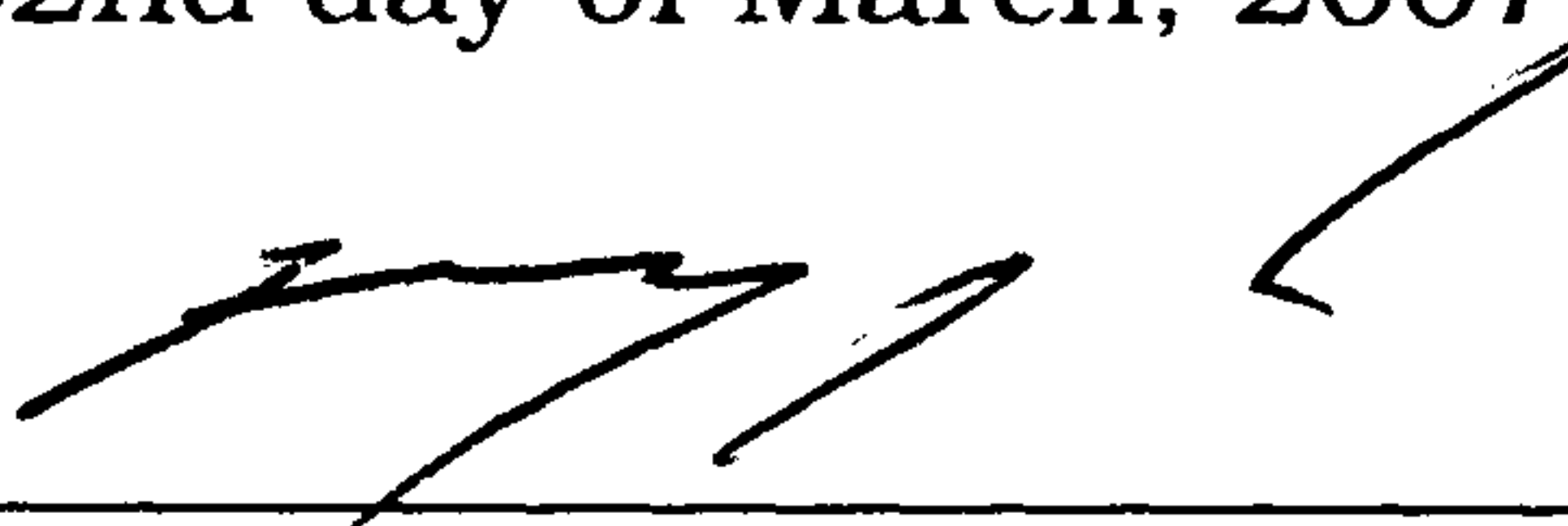


Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jeff Thompson, as President of Thompson Contracting and Investments, Inc., a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

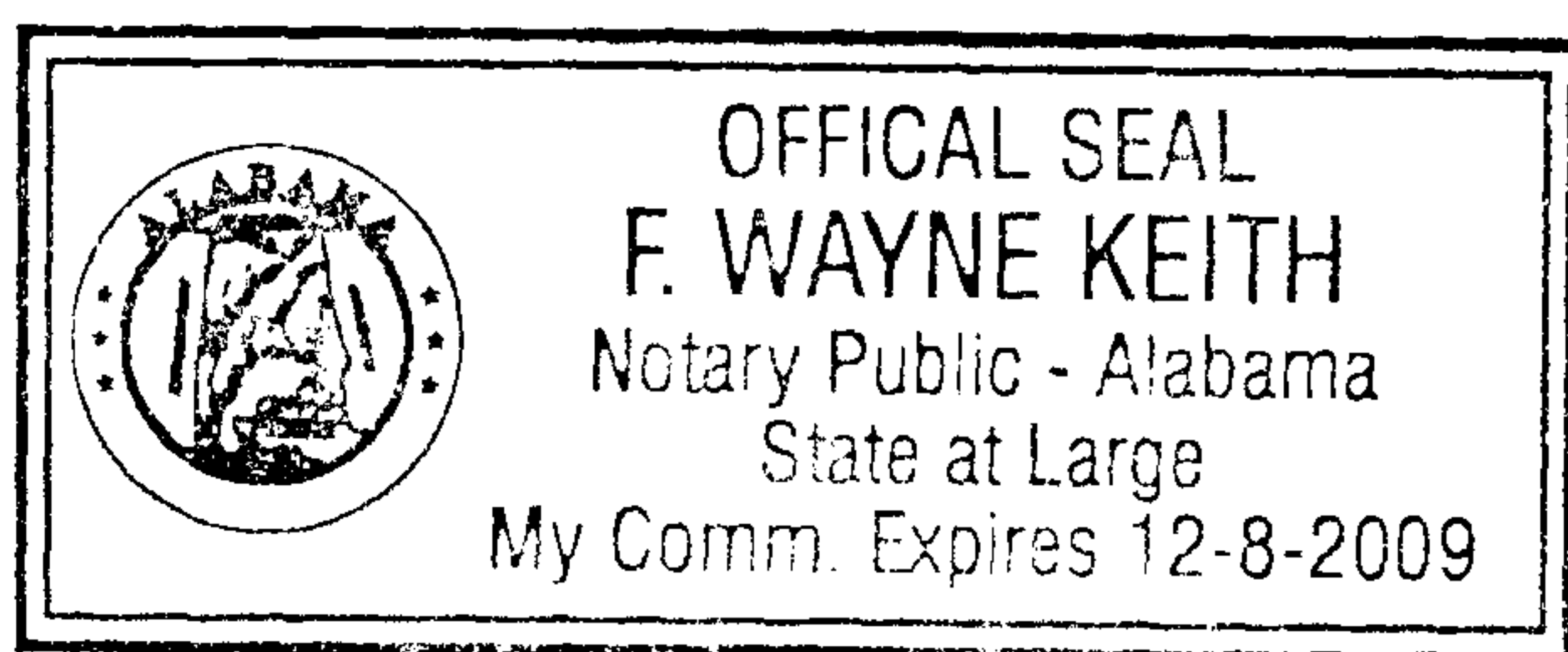
Given under my hand and seal this the 22nd day of March, 2007.




Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Auston Bennett
109 Bentmoor Circle
Helena, Alabama 35080




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Shelby County, AL 03/26/2007
State of Alabama

Deed Tax: \$7.00