

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:
James D. Hanna and Sherry L. Hanna
130 Brindle Lane
Montevallo, Alabama 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ninety thousand and no/100 (\$90,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Darden Thomas and Christina Thomas, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James D. Hanna and Sherry L. Hanna** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

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

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

\$90,000.00 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of March, 2007.

Darden Thomas

Darden Thomas

Christina Thomas

Christina Thomas

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Darden Thomas and Christina Thomas, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2007.

Stephanie Jones

Notary Public
My Commission Expires:02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009



20070327000136610 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/27/2007 10:39:10AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

That part of Lot 53 according to Thomas' Addition to the Town of Aldrich, map of which was recorded in the office of the Probate Judge of Shelby County, Alabama on February 23, 1994, in Map Book No. 3, and described as follows: Begin at the Southwest corner of Lot 53 and run North along the East right of way of the Southern Railroad a distance of 175 feet; thence East a distance of 200 feet; thence South a distance of 175 feet; thence West a distance of 200 feet to the point of beginning.