20071105000509840 1/1 $14.00
Shelby Cnty Judge of Probate, AL
11/05/2007 11:47:19AM FILED/CERT

This instrument was prepared by:

Stephen D Keith
3500 Independence Drive
Birmingham, AL 35209

Please Send Tax Notice to:

Andrew E Thompson and Tiffany R Thompson
913 Colesbury Cir
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Seven Thousand and 00/100 Dollars ($157,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Andrew D Chapman and spouse, Lindsey Chapman, and; Martha A Chapman and spouse, James K Chapman** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Andrew E Thompson and Tiffany R Thompson**, (hereinafter referred to as Grantee) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 42, Block 1, according to the Survey of Cahaba Valley Estates Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2007 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: $157,000 of the purchase price is being paid through a mortgage loan executed contemporaneously herewith.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31 day of October, 2007.

Andrew D Chapman

Martha A Chapman

Lindsey Chapman

James K Chapman

State of Alabama)
)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Andrew D Chapman, Lindsey Chapman, Martha A Chapman and James K Chapman,** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that being informed of the contents, he/she executed the same voluntarily for and as hi/hers act on the day same bears date.

Given under my hand and seal this 31 day of Oct, in the year 2007.

Notary Public
My Commission Expires 3/21/2008

STEPHEN D. KEITH NOTARY PUBLIC AT LARGE STATE OF ALABAMA