


**SEND TAX NOTICE TO:**

Larry D. Thompson and Amy K. Nichols  
4060 Bent River Lane  
Birmingham, Alabama 35216

807044  
This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

  
20080819000333830 1/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
08/19/2008 02:36:01PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**JEFFERSON COUNTY**

That in consideration of **Two Hundred Twenty Five Thousand dollars & no cents (\$225,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Ann Deegan, n/k/a Ann Davis and husband, J. Mark Davis** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Larry D. Thompson and wife, Amy K. Nichols** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Jefferson** County, Alabama, to-wit:

**LOT 16-A, ACCORDING TO THE RESURVEY OF LOTS 13-16, BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 56 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2008 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

**\$213,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.**

Subject to:

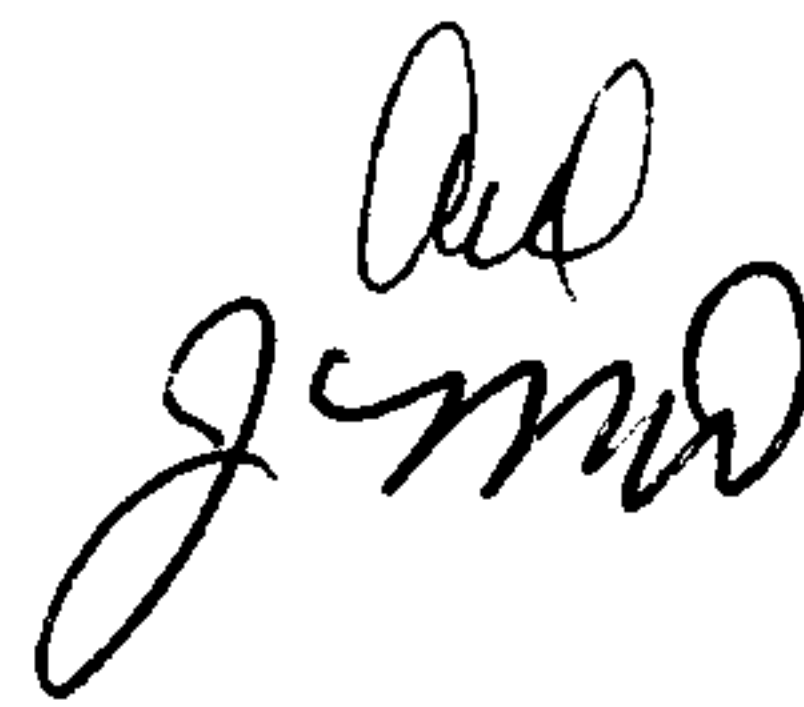
1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. 30' building line front as shown on recorded Map Book 22, Page 56.
5. 15' drainage easement rear as shown on recorded Map Book 22, Page 56.
6. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1999-04401 in the Probate Office of Shelby County, Alabama.

**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 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 the said **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/19/2008  
State of Alabama

Deed Tax: \$11.50



IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 1, 2008**.

*Ann Deegan* (Seal)  
Ann Deegan, n/k/a Ann Davis

*J. Mark Davis* (Seal)  
J. Mark Davis

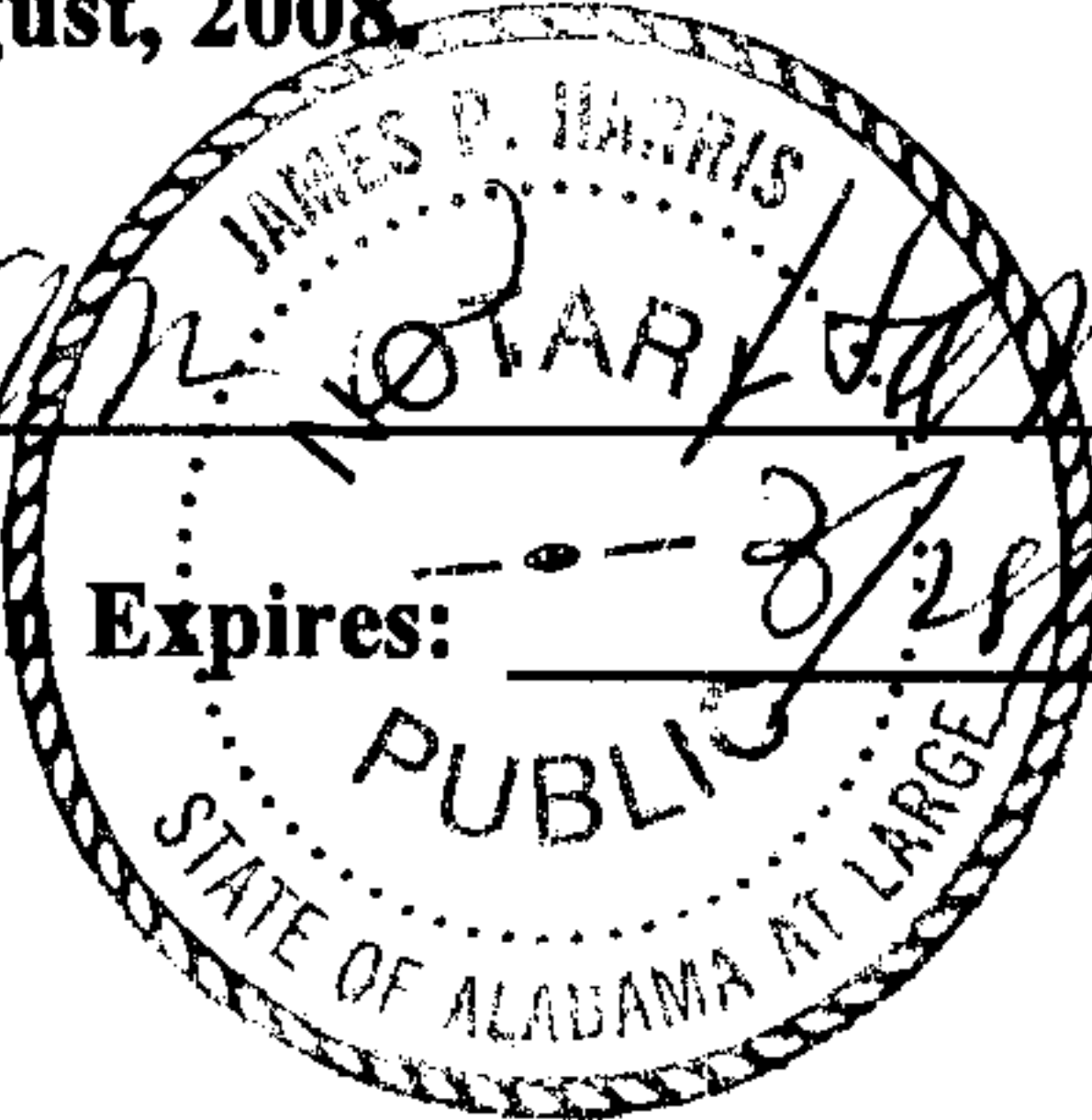
STATE OF ALABAMA


General Acknowledgement

JEFFERSON COUNTY

I, [UserInput as to Name of Notary], a Notary Public in and for said County, in said State, hereby certify that Ann Deegan, n/k/a Ann Davis and husband, J. Mark Davis, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2008.

*James P. Harris* (Seal)  
Notary Public. My Commission Expires: 8/28/2010  


  
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