

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
825 Shady Oak Lane  
Alabaster, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **DENNIS THROWER AND KIM THROWER, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **PAUL TESSIER AND PATSY TESSIER** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3, according to the Survey of Park Place, Second Addition, as recorded in Map Book 17, Page 16, in the Probate Office of Shelby County, Alabama.**

Subject to:

- (1) Taxes or assessments for the year 2009 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to:
  - (a) Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set fourth in instrument document recorded #1993-07953.
  - (b) Agreement with Alabama Power Company relating to electrical facilities as recorded in instrument# 1994-01188.
  - (c) Easement to Plantation Pipe Company as recorded in Real Volume 195, Page 649.
  - (d) Easement to American Telephone and Telegraph Company as recorded in Real Volume 194, Page 332.
  - (e) Transmission Line Permit to Alabama Power Company as recorded in Real Volume 84, Page 189 and Deed Book 333, Page 385.
  - (f) Right-of-way to Southern Natural Gas as recorded in Deed Book 88, Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.
  - (g) Right-of-way to Shelby County recorded in Deed Book 216, Page 584, in the Office of the Judge of Probate of Shelby County, Alabama.
  - (h) Restrictions, public utility easements and building setback lines as recorded on map of said subdivision.
  - (g) Title to oil, gas and minerals within the underlying premises, together with all oil mining right, 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.

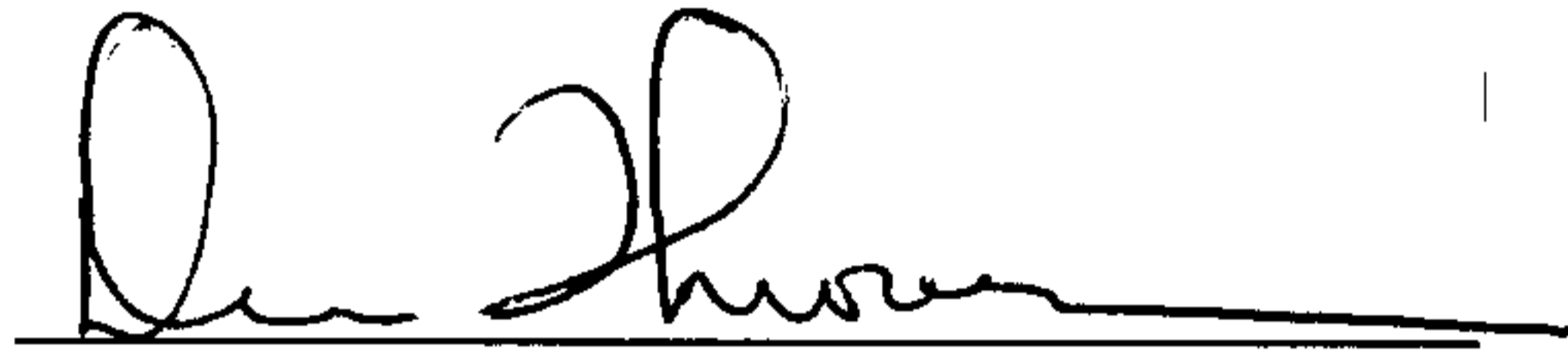
\$80,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


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 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

this 15<sup>th</sup> day of Oct, 2008 In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s)

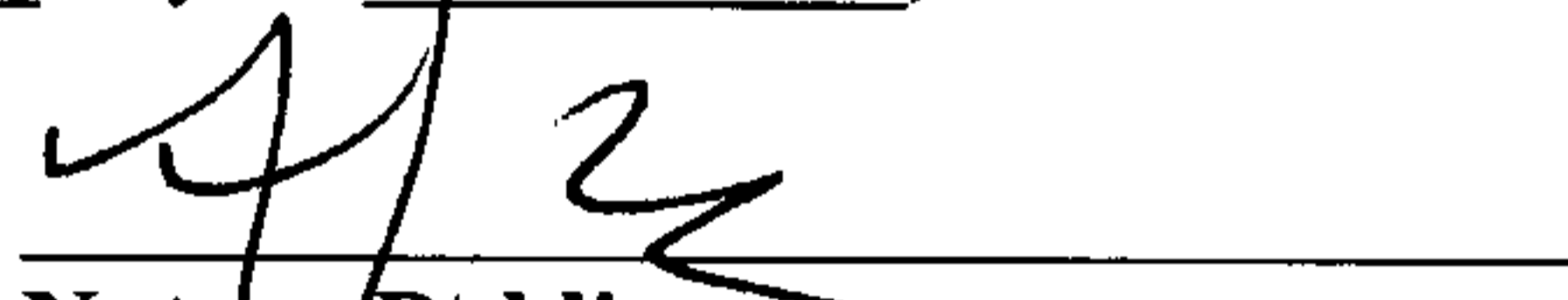
  
Dennis Thrower

  
Kim Thrower

STATE OF ALABAMA  
COUNTY OF JEFFERSON

The undersigned, a Notary Public in said and for said County, in said State, hereby certify that **Dennis Thrower and Kim Thrower**, 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 of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of Oct, 2008.

  
Notary Public

HARRY GAMBLE  
NOTARY PUBLIC  
STATE OF ALABAMA  
MY COMMISSION EXPIRES FEB. 18, 2012