

RO8-17027



20081209000461650 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/09/2008 02:07:55PM FILED/CERT

Shelby County, AL 12/09/2008  
State of Alabama

Deed Tax: \$5.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CURTIS THOMPSON  
681 CAHABA RIVER ESTATES  
HOOVER, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of FIVE THOUSAND DOLLARS and 00/100 (\$5,000.00) to the undersigned grantor, LISA BRUNK, AN UNMARRIED WOMAN in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CURTIS Y. THOMPSON, SR. AND WIFE PAULA P. THOMPSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION

A parcel of land being a portion of that certain tract of land as described in Instrument 20061201000584780 in the Judge of Probate Office, Shelby County Alabama lying in Section 26, Township 19 North, Range 3 West and being more particularly described as follows:

Commence at a capped rebar (9049) found at the northwest corner of that certain tract of land as described in Instrument 20061201000584780, said rebar also being the northeast corner of Lot 1 Harris Estates First Addition, as recorded in Map Book 16, Page 133 in the Judge of Probate Office, Shelby County Alabama; thence run southeasterly along the easterly line of said Lot 1 a distance of 275.79 feet to a 5/8" capped rebar (SMW LS 19753) set at the Point of Beginning; thence turn an interior angle 209°43'59" left, leaving said east line, and run southeasterly a distance of 80.65 feet to a 5/8" capped rebar (SMW LS 19753) set; thence turn an interior angle 150°16'01" left and run southeasterly a distance of 75.00 feet to a 5/8" capped rebar (SMW LS 19753) set on the northerly right-of-way of said Cahaba River Road; thence turn an interior angle 97°46'56" left and run southwesterly along said northerly right-of-way a distance of 40.37 feet to a capped rebar (9049) found at the southeast corner of said Lot 1; thence leaving said right-of-way turn an interior angle 82°13'04" left and run northwesterly along said easterly line of said Lot 1 a distance of 150.50 feet to the Point of Beginning. Said above described parcel contains 0.10 acres of 4510.0 square feet, more or less.

SUBJECT TO:

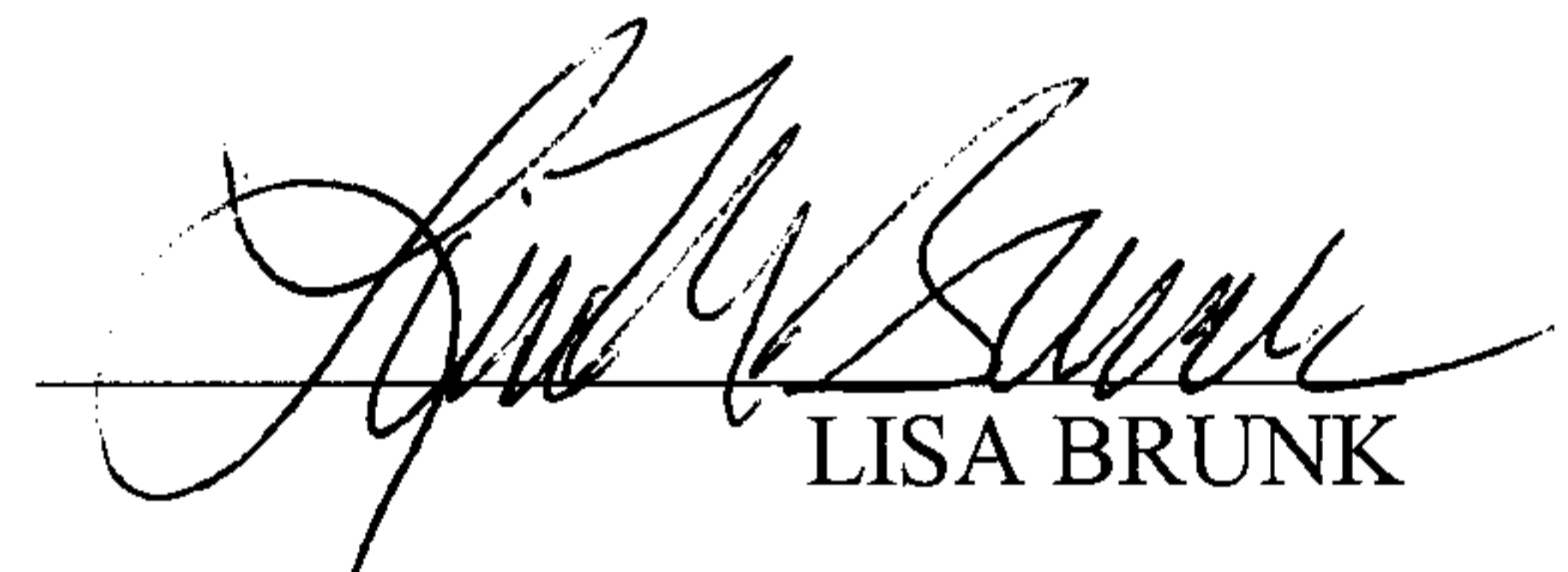
1. PROPERTY TAXES FOR 2008 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS.

LISA BRUNK IS THE SURVIVING GRANTEE OF DEED RECORDED IN INST. NO 20061201000584780. THE OTHER GRANTEE, KEN MESSAMORE, HAVING DIED ON OR ABOUT THE 10<sup>TH</sup> DAY OF APRIL, 2007.

**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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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.

IN WITNESS WHEREOF, the said GRANTOR, LISA BRUNK AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 20<sup>th</sup> day of NOVEMBER, 2008.

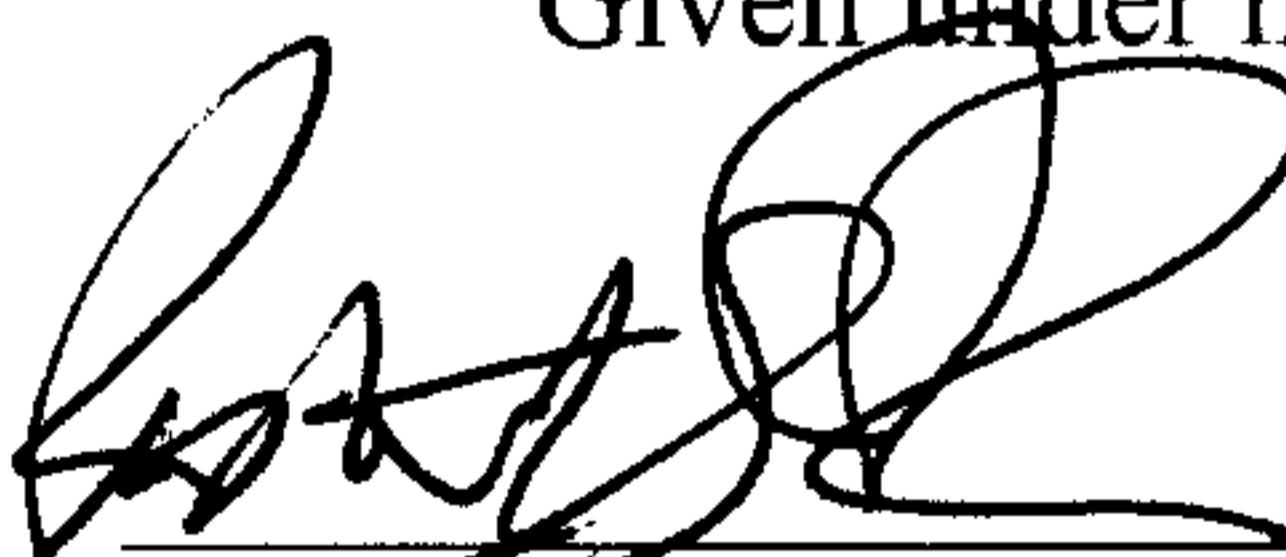
  
LISA BRUNK

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LISA BRUNK AN UNMARRIED WOMAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20<sup>th</sup> day of NOVEMBER, 2008.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

