



20091203000444260 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/03/2009 10:35:00 AM FILED/CERT

Consideration \$200,000.00

## **WARRANTY DEED**

### **Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** to the undersigned grantors,

**KAREN COVINGTON THOMPSON and husband, CLIFFORD ALAN THOMPSON**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**CLIFFORD ALAN THOMPSON and KAREN COVINGTON THOMPSON**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Part of the Southwest Quarter of Northeast Quarter of Section 29, Township 19 South, Range 2 West, more particularly described as follows:**

**Commence at the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama and run Westwardly along the North line of said Quarter-Quarter section for 728.55 feet to a point on the Easterly Right of Way line of Indian Crest Drive, said point being the Northwest corner and the point of beginning of the property herein described; thence turn 180 degrees 00 minutes and run Eastwardly along the same line 728.55 feet to said North East corner of said Quarter-Quarter section; thence turn 88 degrees, 34 minutes right and run Southwardly along the East line of said Quarter-Quarter section for 219.16 feet; thence turn 82 degrees 50 minutes right and run Westwardly 606.91 feet to a point on the Easterly right of way line of Indian Crest Drive; said point being the Southwest corner of the property herein described; thence run Northwestwardly and Northwardly along the Eastern right of way line of Indian Crest Drive, as the Westerly property line of the property herein described 352.64 feet to the point of beginning.**

**All of the above consideration is paid by a Mortgage filed simultaneously herewith.**

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 hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 23rd day of November, 2009.

WITNESS:

\_\_\_\_\_

\_\_\_\_\_

*Karen Covington Thompson*  
KAREN COVINGTON THOMPSON

*Clifford Alan Thompson*  
CLIFFORD ALAN THOMPSON

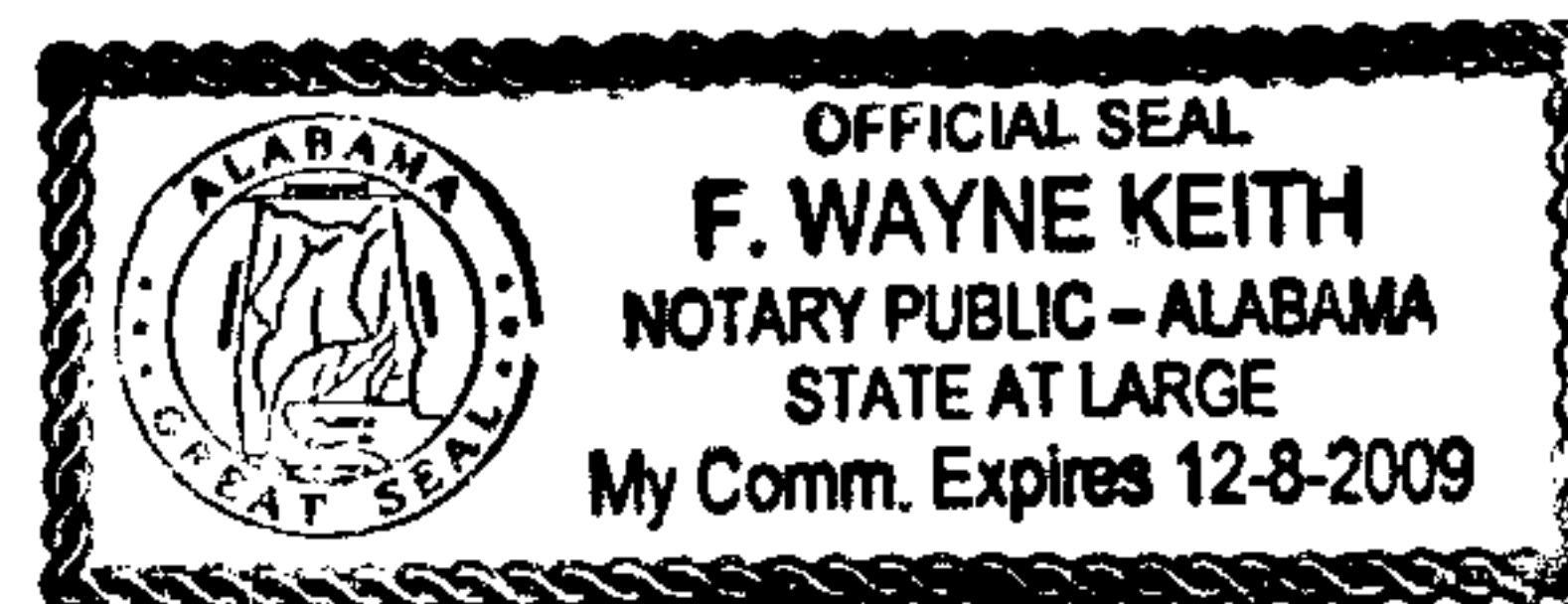
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Karen Covington Thompson and Clifford Alan Thompson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 23rd day of November, 2009.

*[Signature]*

Notary Public



THIS INSTRUMENT WAS PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Clifford Alan Thompson  
398 Indian Crest Drive  
Indian Springs, Alabama 35124