


This instrument was prepared by:
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P.O. Box 822
Columbiana, Alabama 35051


20100528000170870 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
05/28/2010 03:40:14 PM FILED/CERT

Send Tax Notice to:
Christy D. Thornburg
101 Dogwood Drive
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND and no/100 DOLLARS (\$5,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **CHARLES H. THORNBURG, II, a married man and CHRISTY D. THORNBURG, a single woman, (herein referred to as grantor)** grant, bargain , sell and convey unto **CHARLES H. THORNBURG, II** and **BRIDGETT THORNBURG** and **CHRISTY D. THORNBURG (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of First Addition to Triple Springs, Second Sector, as recorded in Map Book 6, Page 155, Probate Office, Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.


THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF CHARLES H. THORNBURG, II, OR OF HIS SPOUSE.

Property is conveyed subject to that certain mortgage from Charles H. Thornburg, II and Christy D. Thornburg to Bryant Bank, dated April 29, 2010, recorded in Instrument #20100520000159480, 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of May, 2010.

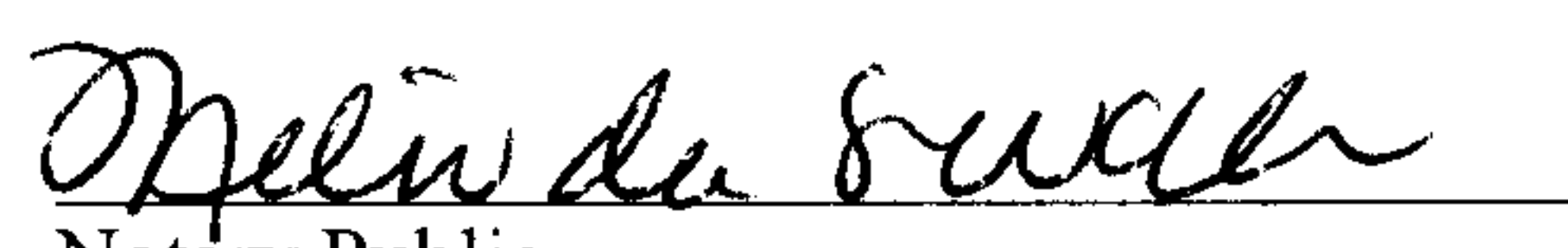

CHARLES H. THORNBURG, II


CHRISTY D. THORNBURG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify CHARLES H. THORNBURG, II and CHRISTY D. THORNBURG, whose names are signed to the foregoing conveyance, and who are known to me 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 26th day of May, 2010.


Notary Public

My commission expires:

MELINDA S. WALKER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 9, 2013

Shelby County, AL 05/28/2010
State of Alabama
Deed Tax : \$5.00