

* This deed is being recorded
to clear title

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Vickie E. Oliver
4608 Lake Valley Dr.
Homewood, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of One Hundred Eighty-Seven Thousand Two Hundred Dollars
(\$187,200.00)

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Vickie E. Oliver, an unmarried woman and Susan Gail Oliver
Thomas, a married woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Vickie E. Oliver and Joan G. Oliver

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

Lot 38-A, according to the Survey of Southlake Townhomes, Second Addition, as
recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, Liens and restrictions of record.

This property does not represent the homestead of Susan Gail Oliver Thomas, or her
spouse.

This deed was prepared without the benefit of a title search.

This deed is being recorded to negate the deed recorded in Inst. #20120328000105890,
which was recorded out of sequence.

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s),
this 10th day of January, 2013

Vickie E. Oliver (Seal)
Vickie E. Oliver

Susan Gail Oliver Thomas (Seal)
Susan Gail Oliver Thomas

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Vickie E. Oliver and Susan Gail Oliver Thomas 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, A. D., 2013

My Commission Expires: 9/22/13

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

