

This instrument was prepared without survey or evidence of title by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Darryl Thomas and Tamra Thomas, husband and wife, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Stephanie Thomas and Michael Tobey (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

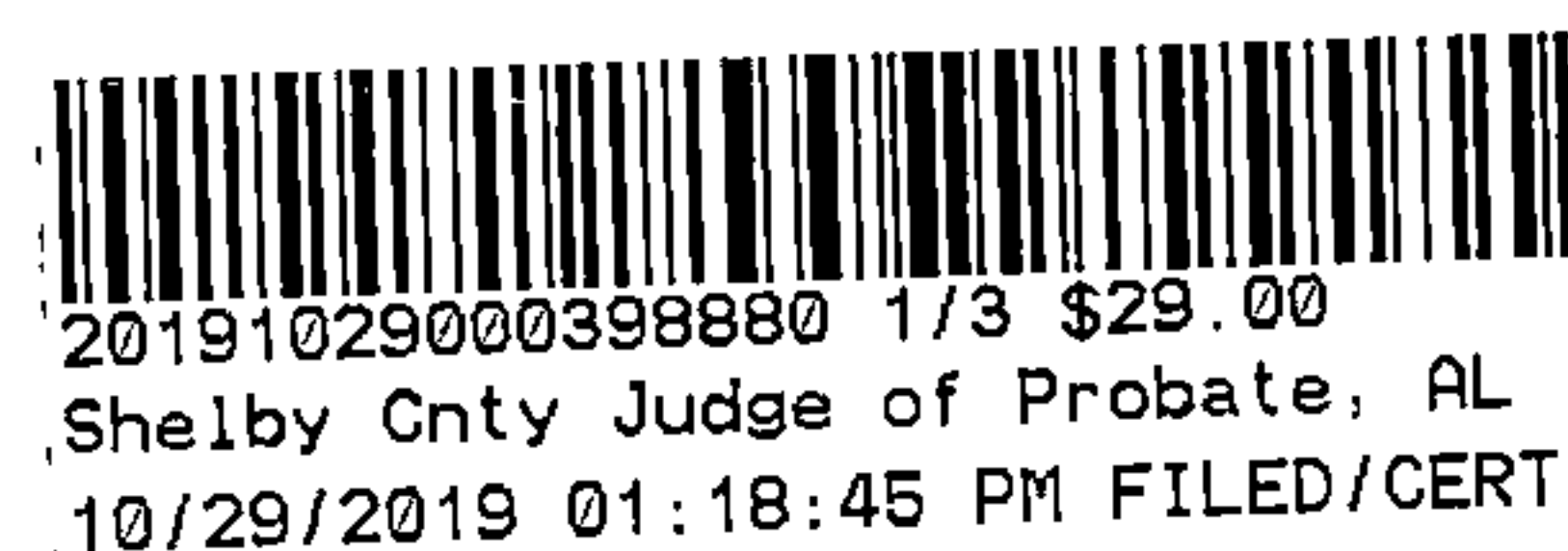
Lot 3 of the Darryl & Tamra Thomas Family Subdivision, as recorded in Map Book 50, Page 73, in the Probate Office of Shelby County, Alabama, including all easements shown on the recorded plat for the benefit of Lot 3 and rights of first refusal to purchase other lots in the subdivision as shown on the deeds to those lots.

Also granted is an easement restricted to descendants of GRANTOR to use the real property described in deed recorded as Instrument # 20180828000308140 in the Probate Office of Shelby County, Alabama, other than the lots in the Darryl & Tamra Thomas Family Subdivision, for the purposes of recreation, agriculture, domestic animal husbandry, and other similar personal uses (no commercial uses). This easement is appurtenant to ownership of a lot in the Darryl & Tamra Thomas Family Subdivision and shall terminate when the easement holder no longer owns title to a lot in the subdivision.

Subject to easements, conditions, covenants, restrictions, rights of way, and encumbrances of record, including those shown on the recorded plat. Also subject to the rights of first refusal shown on attached Exhibit A.


This deed is executed to correct the error in the legal description in the deed recorded as Instrument # 20190329000100440 in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.



And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 23rd day of OCTOBER, 2019.



Darryl Thomas


Tamra Thomas

STATE OF ALABAMA
SHELBY COUNTY

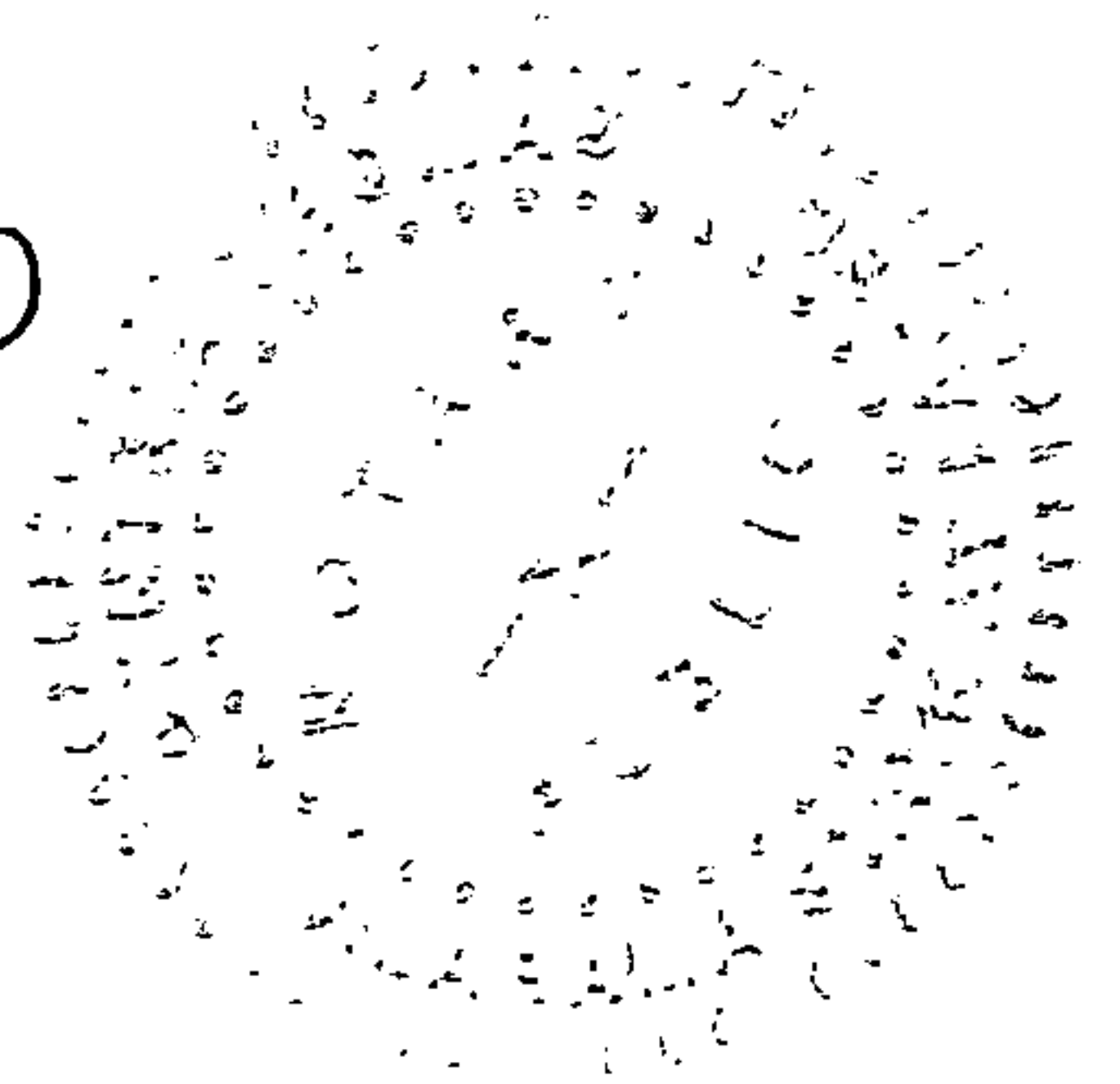
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darryl Thoms and Tamra Thomas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2019.


Notary Public

My commission expires:

10/24/20




20191029000398880 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/29/2019 01:18:45 PM FILED/CERT

EXHIBIT A
RIGHTS OF FIRST REFUSAL

The real property is conveyed subject to the following rights of first refusal:

1. GRANTORS reserve a right of first refusal to purchase the real property in the event GRANTEE desires to convey all or any portion of the real property. If the right of first refusal is exercised, the purchase price shall be the then current fair market value of the real property. This right of first refusal shall terminate at the death of both GRANTORS.
2. If GRANTOR does not exercise the right of first refusal described in section 1, then each child of GRANTORS shall have a right of first refusal on the same terms as described in section 1. These rights of first refusal shall terminate at the death of each child.


20191029000398880 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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