

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Ms. Regina Thompson
(Address) 763 Southern Hills Court
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ELEVEN THOUSAND ONE HUNDRED FIVE AND 28/100 (\$11,105.28) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JIMMY DERRELL MASSEY and wife, GAY MASSEY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
REGINA THOMPSON, an unmarried woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 53, according to the map of Southern Hills, as recorded in Map Book 7, page 72, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Building setback line of 35 feet reserved from Southern Hills Court as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 25 page 684 in Probate Office of Shelby County, Alabama.

BOOK 158 PAGE 186 Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 103 page 171; Deed Book 220 page 45 and Deed Book 220 page 40 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and Southern Bell Telephone Co. recorded in Deed Book 315 page 215 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 114 page 432 in Probate Office of Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Engel Mortgage Company, Inc., dated May 1, 1979, and recorded in Mortgage Book 391 page 140 in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 31 page 328 in the Office of the Judge of Probate, Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or 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 2nd day of November, 19 87

1. Deed Tax \$ 11.50 STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
2. Mtg. Tax _____
3. Recording Fee 2.50 1987 NOV -5 PM 2: (Seal)
4. Indexing Fee 1.00 (Seal)
TOTAL 15.00 *Thomas A. Snowden, Jr.* JUDGE OF PROBATE

Jimmy Derrell Massey (Seal)
Gay Massey (Seal)

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jimmy Derrell Massey and wife, Gay Massey

whose name(s) are signed to the foregoing conveyance, and who are is 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 2nd day of November, 19 87

Notary Public (Seal)