

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

William Douglas Thompson

(Name)

(Address)

77 Port Drive

Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and 00/100, (\$25,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or Larry S. Drake and wife, Patricia P. Drake

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William Douglas Thompson

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 21, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13 page 1 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Building setback line of 70 feet reserved from Hunset Mill Lane as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 212 pages 733 and 741 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 224 page 179 and covenants pertaining thereto recorded in Real 224 page 194 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN ON EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$ 28,128.80.

Inst # 1996-09327

03/22/1996-09327
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 15th day of March, 19 96

(Seal)

(Seal)

(Seal)

Larry S. Drake (Seal)

Patricia P. Drake (Seal)

Patricia P. Drake (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Larry S. Drake and wife, Patricia P. Drake

whose name(s) 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 15th day of March, 19 96

My Commission Expires April 6, 1997

My Commission Expires:

Notary Public

Inst # 1996-09327