THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
Thomas C. Clark, III, Esq.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
W. HAL SHEPHERD
5152 Weatherford Drive
Birmingham, AL 35242

CORPORATE WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1998-13761

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED THIRTEEN THOUSAND FIVE HUNDRED DOLLARS---($213,500.00)---**to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **THOMPSON REALTY CO., INC., an Alabama corporation** (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **W. HAL SHEPHERD AND DEBBY T. SHEPHERD** (hereinafter referred to as GRANTEE) as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. All taxes due in the year 1998 and thereafter.
2. Easements or claims of easements not shown by public records.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages, as recorded in Volume 129, Page 395.
4. Right of way to Alabama Power Company recorded in Deed Volume 318, Page 588, Deed Volume 308, Page 651 and Real 133, page 599.
5. Right of way to South Central Bell Telephone Company recorded in Deed Volume 356, Page 420 and Real Volume 306, Page 242.
6. Restrictions recorded in Misc. Volume 19, Page 861; Misc. Volume 23, Page 564; amended by Misc. Volume 23, Page 567; and further amended by Book 370, Page 938.
7. Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 301, Page 298.
8. Rights granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, transclosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Volume 21, page 855.
9. Easements and building restriction lines as shown on the recorded map.
10. Right of way to Shelby County recorded in Deed Book 196, page 223.
11. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 106, page 516.

TO HAVE AND TO HOLD Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 54.00

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 the Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, has hereunto set its hand and seal this 13th day of April, 1998.

THOMPSON REALTY CO., INC.

Christy S. Hollingsworth

BY: Christy S. Hollingsworth
Its: Vice President/Comptroller

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **CHRISTY S. HOLLINGSWORTH**, whose name as **VICE PRESIDENT/COMPTROLLER** of **THOMPSON REALTY CO., INC., an Alabama corporation,** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my official hand and seal this 13th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: (SEAL)

7/20/2001

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