

This instrument prepared by

(Name) J. Michael Rediker

(Address) 2015 First National-Southern Natural Building, Birmingham, Alabama, 35203.

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4595

STATE OF ALABAMA

Shelby & St. Clair COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) and other valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

GARY L. THOMPSON and wife, DOROTHY P. THOMPSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Thompson Properties AG 115 674, Ltd., a limited partnership.

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

NE 1/4 of NW 1/4 of Section 26, T17S, R1E.

NW 1/4 of NE 1/4 of Section 25, T17S, R1E.

E 1/2 of SW 1/4 of NE 1/4 of Section 26, T17S, R1E.

SE 1/4 of NE 1/4 of Section 26, T17S, R1E.

NE 1/4 of SE 1/4 of Section 26, T17S, R1E.

S 1/2 of N 1/2 of Section 25, T17S, R1E.

N 1/2 of S 1/2 of Section 25, T17S, R1E.

That portion of S 1/2 of S 1/2 situated North of Shoal Creek in Section 25, T17S, R1E.

That portion, consisting of 31.5 acres, more or less, of Section 36, T17S, R1E, north of Shoal Creek.

All of the lands described in the above 9 parcels being in Shelby County, Alabama.

West 20 acres of NW 1/4 of SW 1/4 of Section 30, T17, R2E.

W 1/2 of SW 1/4 of SW 1/4 of Section 30, T17, R2E.

All that portion of E 1/2 of SW 1/4 of SW 1/4 of Section 30, T17, R2E, north of Shoal Creek.

All of the lands in the last above three described parcels being in St. Clair County, Alabama.

SUBJECT TO:

1. Current Taxes

2. Existing roads and road easements through subject property, if any.

3. That part of Sections 24 and 25 T17S, R1E, contained in Quit Claim Deed recorded in Deed Book 260, Page 899, Probate Office of Shelby County, Alabama.

4. Mineral & Mining rights (assessed by Wesley West et al) in following portions of Section 25, T17S, R1E: N 1/2 of NE 1/4; E 1/2 of SE 1/4 of NE 1/4; W 1/2 of SW 1/4 of NE 1/4; NE 1/4 of SE 1/4 except W 330'; NW 1/4 of SE 1/4 except that part lying south of Shoal Creek; E 990'; S 1/2 of S 1/2 lying south of Shoal Creek.

(continued on attached Continuation Page made a part hereof)

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 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, we have hereunto set our hands(s) and seal(s), this 20th day of February, 1975.

(Seal)

Gary L. Thompson (Seal)
Gary L. Thompson

(Seal)

Dorothy P. Thompson (Seal)
Dorothy P. Thompson (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Michael Anne Smith, a Notary Public in and for said County, in said State, hereby certify that Gary L. Thompson and wife, Dorothy P. Thompson 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 20th day of February, A.D. 1975.

Michael Anne Smith
Notary Public

My Commission Expires Sept. 23, 1978

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CONTINUATION PAGE

5. . Mortgage from Gary L. Thompson to Birmingham Saw Works Employees' Pension Trust, E.C. Thuston and Virgil Isbell, Trustees, dated July 17, 1974, recorded in Mortg. Book 341 , Page 178 , Probate Office of Shelby County, Alabama, and in Mortg. Book 142 , Page 7717 , Probate Office of St. Clair County, Alabama.
6. Mortgage from Gary L. Thompson to Pan-American Investment, Inc. dated May 8, 1974, recorded in Mortg. Book 339, Page 197, Probate Office of Shelby County, Alabama.
7. Mortgage from Pan-American Investment, Inc. to R. Lee Walthall and wife, Barbara Noojin Walthall (which mortgage was assumed by Gary L. Thompson), recorded at Mortg. Book 338, Page 540, Probate Office of Shelby County, Alabama.
8. Mortgage from R. Lee Walthall and wife, Barbara Noojin Walthall, to Ike B. Feagin, Jr. and Marguerite Dobbs Feagin, assumed by Gary L. Thompson, recorded in Mortgage Book 315, Page 251, Probate Office of Shelby County, Alabama.
9. Mortgage from R. Lee Walthall and wife, Barbara Noojin Walthall, to John L. Hillhouse and Virginia Hillhouse, assumed by Gary L. Thompson, recorded in Mortg. Book 315, Page 784, Probate Office of Shelby County, Alabama.
10. Three Mortgages from R. Lee Walthall and wife, Barbara Noojin Walthall, assumed by Gary L. Thompson, to the following named Grantees/mortgagees: Byron D. Howells and Jean Howells; Reby H. Allen and Norman A. Allen; Rebecca D. Howells; all of said three mortgages being executed January 11, 1974, the unpaid balance of which on May 8, 1974, being \$1,872.00.

Grantor herein, Gary L. Thompson, acquired the above described lands on May 9, 1974 and July 17, 1974, in his capacity as agent for Grantee herein, Thompson Properties, AG 115 674, Ltd., a limited partnership, said Grantee herein being the true and beneficial owner of the above described lands acquired of record by Grantor on or about said dates (in his capacity as agent), and the purpose of this deed is to further evidence and record the true and beneficial and legal ownership of the above described lands by the Grantee herein, Thompson Properties AG 115 674 Ltd., a limited partnership.

Also subject to:

11. Mortgage from Birmingham Saw Works Employees' Pension Trust to Melton Green, recorded at Vol. 303 Page 767, Shelby County and Vol. 124 at Page 845, St. Clair County., Alabama.
12. Road Easements recorded in Vol 260, Page 897, Vol. 260, p898 and Vol. 265, Page 555 , St. Clair County, Ala.

BOOK 292 PAGE 233



19750516000023790 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 16 PM 8:54
Beck Jap. 52
Conrad H. Bunker
JUDGE OF PROBATE