

This instrument was prepared by

(Name) J. Michael Rediker

(Address) 2015 First Natl.-Southern Natural Bldg., Birmingham, Ala., 35203.

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4596

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

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

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 Gary L. Thompson an undivided 2% Interest and Thompson Properties 112 AG 615, LTD (a limited partnership) an undivided 48% interest s tenants in common.

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

S 1/2 of NW 1/4, Section 19, T 17S, R 2E

15 Acres in SW Corner of NW 1/4 of NW 1/4, being described as commencing at SW Corner of said "40", thence N along the W line of said "40" a distance of 660'; thence E 990';

thence S 660' until line intersects S line of said "40"; thence W along said S boundary line a distance of 990' to point of beginning. Along of the lands in the above 2 parcels being in Section 19, T17S, R2E, St. Clair County, Alabama.

SE 1/4 of NE 1/4 of Section 24, T17S, R1E

S 1/2 of NW 1/4 of Section 24, T17S, R1E

N 1/2 of SE 1/4 of Section 24, T17S, R1E

NE 1/4 of SW 1/4 of Section 24, T17S, R1E

S 1/2 of S 1/2 of Section 24, T17S, R1E

N 1/2 of NW 1/4 of Section 25, T17S, R1E

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

All of the lands in the last 7 parcels above being in Shelby County, Alabama.

SUBJECT TO:

1. Current taxes

2. Public Road Right-of-Way recorded in Deed Book 244, Page 285, Probate Office of Shelby County, Alabama.

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

4. Minerals and mining rights in 15 acre tract in NW 1/4 of NW 1/4, Section 19, T17, R2E, St. Clair County, Alabama.

5. Mortgage from Gary L. Thompson to E.C. Thuston, III, William Lee Thuston and Robert D. Thuston, dated July 17, 1974, recorded Mort. Book 341, Page 186, Probate Office of Shelby County, Alabama.

6. Mortgage from Gary L. Thompson to Elmer C. Thuston, Jr. and wife, Mary S. Thuston, dated July 17, 1974, recorded Mortg. Book 341, Page 182, Probate Office of Shelby County, Alabama, and in Mortg. Book 142, Page 721, Probate Office of St. Clair County, Alabama. (continued on attached Continuation Page made a part hereof)

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

And ~~K~~ (we) do for ~~myself~~ (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~xx~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~xx~~ (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)

(Seal)

(Seal)

Gary L. Thompson (Seal)  
Dorothy P. Thompson (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

Notary Public.

My Commission Expires Sept 23, 1978

CONTINUATION PAGE

7. Mineral and mining rights (assessed by Wesley West, et al) in N 1/2 of NE 1/4, Section 25, T17S, R1E.
8. That part of Section 24 and 25 T17S, R1E, contained in Quit Claim Deed, recorded in Deed Book 260, Page 899, Probate Office of Shelby County, Alabama.
9. Minerals and mining rights, gas and oil, in NW 1/4 of NW 1/4 of Section 25, T17S, R1E, Probate Office of Shelby County, Alabama.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

The undivided 48% interest of the Grantee identified herein as Thompson Properties 112 AG 615 Ltd., a limited partnership, was acquired by Gary L. Thompson on May 9, 1974, and July 17, 1974, in his capacity, as to such 48% interest, as agent for the said Limited Partnership, one of the Grantees herein, and this conveyance is executed for the purpose of placing record title to the above described real estate in the true and beneficial owners thereof, in their respective percentages of ownership thereof, as tenants in common.

Also subject to:

16. Mortgage from Birmingham Saw Works Employees' Pension Trust to Melton Green, recorded at Vol. Page 767, Shelby County, Alabama; and Vol. 124 at Page 845, St. Clair County, Alabama.
17. Road Easements recorded in Vol. 260, Page 897; Vol. 260; Page 898; and Vol. 265, Page 555. St. Clair County, Ala.

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Shelby Cnty Judge of Probate, AL  
05/16/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT WAS FILED  
1975 MAY 16 PM 8:54  
Deed Book 50  
CONFIRMED  
JUDGE OF PROBATE

BPGA 292 PAGE 235