

12,000

10201

WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, Thompson Realty Co., Inc., a corporation, (herein referred to as GRANTOR), in hand paid by Betty June Matsos (herein referred to as GRANTEE), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 121 according to the map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions, and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., which have been filed for record; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than the GRANTOR; and (4) easements and restrictions of record.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except those noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

BOOK 306 PAGE 270

19770624000063800 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1977 12:00:00AM FILED/CERT

Perkins Realty
1031 20 21st St.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers this the 2 day of June, 1977.

Thompson Realty Co., Inc.

ATTEST:

Walter D. Dickson Secretary
By Hall W. Thompson President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Robert B. Ryan, a Notary Public in and for said County in said State, hereby certify that Hall W. Thompson whose name as President of Thompson Realty Co., Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 2nd day of June, 1977.

Robert B. Ryan
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1977 JUN 24 PM 3:19

James A. Snowdon, Jr.
JUDGE OF PROBATE

THIS INSTRUMENT WAS PREPARED BY: JAMES WILLIAM LEWIS
1800 CROWN MARK BUILDING, BIRMINGHAM, ALABAMA 35203

Rec. 3.00
Ind 1.00
\$14.00

19770624000063800 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1977 12:00:00AM FILED/CERT

BOOK 306 PAGE 271