

WARRANTY DEED

3158

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

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 James R. McWane (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 23 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., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (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 set forth on the map of Shoal Creek Subdivision referred to hereinabove.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his (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, his (her) heirs, executors and assigns forever, against the lawful claims of all persons.

19771013000108950 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/13/1977 12:00:00AM FILED/CERT

James R. McWane.

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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 28th day of September, 1977.

ATTEST:
CORPORATE SEAL
Walter D. Dickson, Secretary

By Hall W. Thompson
Hall W. Thompson, President

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Robert B. Ryne, 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 28th day of September, 1977.

ROBERT B. RYNE
NOTARY PUBLIC

Robert B. Ryne
Notary Public

19771013000108950 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/13/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
FILED THIS
OCT 13 AM 10:42

JUDGE OF PROBATE
Deed 52.50
Rec. 3.00
Index 1.00
56.50