WARRANTY DEED

235

19790306000027530 1/2 $.00
Shelby Cnty Judge of Probate,AL
03/06/1979 12:00:00AM FILED/CERT

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 Billy D. Eddleman and Bobbie D. Eddleman (herein referred to as GRANTEES), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEES the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 118A according to the amended map of Shoal Creek Subdivision, as recorded in Map Book 7, page 20, 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 GRANTEES, their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 GRANTEES,

TILL, EDDLEMAN & HESTER
CERTIFIED PUBLIC ACCOUNTANTS
510 BANK FOR SAVINGS BUILDING
BIRM ALABAMA 35203

their heirs, executors and assigns forever, against the lawful claims of all persons.

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 30th day of November, 1978.

THOMPSON REALTY CO., INC.

By Hall W. Thompson
President

19790306000027530 2/2 $.00
Shelby Cnty Judge of Probate, AL
03/06/1979 12:00:00AM FILED/CERT

ATTEST:

Secretary

1979 MAR -6 AM 9:06

JUDGE OF PROBATE

Rec 4.50
Rec 3.00
Int .50
7.00

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, Robert B Fryer, 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 30th day of November, 1978.

Robert B Fryer
Notary Public

My Commission expires: 9-22-81

NOTARY PUBLIC ALABAMA STATE AT LARGE