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Shelby Cnty Judge of Probate, AL
12/21/1982 00:00:00 FILED/CERTIFIED
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(Name) William W. Johnson, Jr.
(Address) 1400 Park Place Tower, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70
CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

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

That in consideration of Thirty Two Thousand Five Hundred & no/100 DOLLARS,
(\$32,500.00)

to the undersigned grantor, Thompson Realty Co., Inc. a corporation,
in hand paid by

John F. Ahearn, Jr.,

the receipt of which is hereby acknowledged, the said

Thompson Realty Co., Inc.

does by these presents, grant, bargain, sell and convey unto the said

John F. Ahearn, Jr.

the following described real estate, situated in Shelby County, Alabama, to-wit:

All that portion of Lot 208, according to a Resurvey of Lots 208 and 209, Shoal Creek, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama, lying within the boundaries of Lot 207-B, according to a plat prepared by Sydney H. Keel dated July 12, 1982, and entitled "A Resurvey of Lot 207-A of 'A Resurvey of Lots 206 and 207, Shoal Creek' and 'A Resurvey of Lots 208 and 209, Shoal Creek,'" 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 Thompson Realty Co., Inc. 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 above.

BOOK 344 PAGE 146

THE JUDGE OF PROBATE, SHELBY CO. ALA.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed 32.5
Rec. 1.5
Ind. 1.0
35.0

TO HAVE AND TO HOLD, To the said

John F. Ahearn, Jr. 12/21 AM 9:27

Thompson Realty Co., Inc. and assigns forever.
JUDGE OF PROBATE

And said Thompson Realty Co., Inc.
and assigns, covenant with said

does for itself, its successors

John F. Ahearn, Jr., his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise 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

John F. Ahearn, Jr., his

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

IN WITNESS WHEREOF, the said

Thompson Realty Co., Inc.,

by its

President,

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 15th day of September, 1982.

ATTEST:

THOMPSON REALTY CO., INC.

Walter A. Hinkson
Secretary

Walter Thompson
President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned,

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 15th day of September, 1982.

207-Eagle View
Shoal Creek Al. 35-1-1

Donald L. Sample
Notary Public