

3384

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned JUDITH THOMPSON and husband, TERRY CALVANI (herein referred to as GRANTORS), in hand paid by THOMPSON REALTY CO., INC. (herein referred to as GRANTEE), the receipt of which is hereby acknowledged, the said GRANTORS do 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 123 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 GRANTOR; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

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TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns, forever.



And said GRANTORS do for themselves, their heirs and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises, that the premises are free from all encumbrances, except those noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their

✓ Bradley Grant et al.

heirs, executors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed as of the 12th day of June, 1985.

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Judith Thompson

Terry Calvani

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judith Thompson, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of June, 1985.


Cynthia D. Duckworth
Notary Public

DISTRICT OF COLUMBIA

I, the undersigned, a Notary Public in and for the District of Columbia, do hereby certify that Terry Calvani, whose name 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 executed the same voluntarily on this the 13th day of June, 1985, but as of the day the same bears date.

Given under my hand and official seal, this the 13th day of June, 1985.


Consuello R. Goosby
Notary Public

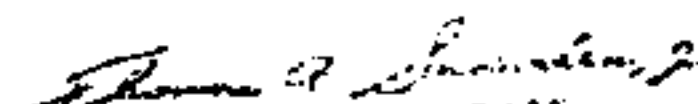
My Commission Expires October 14, 1989

This instrument was prepared by:

Bobby C. Underwood
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUN 17 PM 5:38


JUDGE OF PROBATE



Rec'd tax - 250.00
P.C. 5.00
Ad. 100
256.00