

468
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

60,000⁰⁰

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 ✓ Sue T. Fort and Duncan Fort, III (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:

BOOK 051 PAGE 992

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 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, their heirs,

5136 - Boycroft Place
Nashville, Tenn
37205

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 27th day of November, 1985.

ATTEST:

Lucille R. Thompson
Lucille R. Thompson, Secretary

BY: *Hall W. Thompson*
Hall W. Thompson, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Terri L. Winstead, 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 27th day of November, 1985.

Terri L. Winstead
Notary Public

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

1985 DEC -6 PM 2:29

Thomas A. L. L. L.
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$
Deed Tax	60.00
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 66.00

