

McKnight & Wirtes  
22 Inverness Center Parkway  
Suite 610  
Birmingham, Alabama 35243  
(205) 995-9665

489

STATE OF ALABAMA    }  
JEFFERSON COUNTY    }

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Twenty Seven Thousand Six  
Hundred Fifty and no/100 Dollars  
(\$27,650.00) the undersigned Albert F.  
Thomasson d/b/a AFTCO Properties  
(hereinafter referred to as the  
"Grantor"), in hand paid by Six Builders  
Properties (hereinafter referred to as  
the "Grantee"), the receipt of which is  
hereby acknowledged;

the said Grantor does by these presents, grant, bargain,  
sell, and convey unto the Grantee herein the following  
described real estate situated in Shelby County, Alabama,  
to-wit:

Lot 19 of Sector 2, of the Brookhaven  
Subdivision as described and recorded in  
Map Book 11, Page 4 in the Office of the  
Judge of Probate of Shelby County,  
Alabama.

This conveyance is subject to the following  
restrictions:

1. 1987 ad valorem taxes due October 1, 1987.
2. Mineral and mining rights as recorded in Deed  
Volume 121, Page 294; Deed Book 127, Page 140; Deed Book  
111, Page 625; Deed Book 181, Page 385; Deed Book 233, Page  
505; Deed Book 223, Page 274 and 505; and Deed Book 321,  
Page 624.
3. Right of Way granted to Alabama Power Company by  
instrument(s) recorded in Book 102, Pages 53 and 55; Book  
104, Page 213; Deed Book 107, Page 121; Book 161, Page 493;  
Book 103, page 43; and Book 273, Page 814.
4. Flood easement as recorded in Probate Office of  
Shelby County, Alabama, as follows: Deed Book 284, Pages  
881 and 885 and Deed Book 285, Page 54.

BOOK 139 PAGE 697

5. Right of Way granted to Shelby County as recorded in Misc. Book 1, Page 534 and Misc. Book 3, Page 276.

6. Right of Way granted to South Central Bell Telephone Company as recorded in Deed Book 320, Page 928, Shelby County, Alabama.

7. Easements and building line as shown on recorded map.

The property being conveyed hereby is not now nor has it ever been the homestead property of the Grantor.

TO HAVE AND TO HOLD to said Grantee, Six Builders Properties, its successors and assigns forever.

And the Grantor does, for itself, and its heirs, legal representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantor 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 same to the said Grantee, Six Builders Properties, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Albert F. Thomasson d/b/a AFTCO Properties, caused this conveyance to be executed this the 19<sup>th</sup> day of May,

1987.  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 JUL -8 PM 2:48

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

STATE OF ALABAMA }

JEFFERSON COUNTY }

*Albert F. Thomasson d/b/a Aftco Properties*  
Albert F. Thomasson  
d/b/a AFTCO Properties  
*Deed to - 2802*  
*Rec 5.00*  
*Ind 1.00*  
*34.00*

I, the undersigned authority, in and for said county in said state, hereby certify that Albert F. Thomasson d/b/a AFTCO Properties is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he executed the same voluntarily.

Given under my hand and official seal this 19<sup>th</sup> day of May, 1987.

*Kathy J. Owens*  
Notary Public  
MY COMMISSION EXPIRES DECEMBER 27, 1988