

1382

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 grantor, Thompson Realty Co., Inc., a corporation, (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto JOHN D. CLEMENTS AND HIS WIFE, JANIS P. CLEMENTS, (hereinafter referred to as "GRANTEES") for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following real estate, situated in Shelby County, Alabama, to-wit:

BOOK 231 PAGE 233

Lot #191A, according to the map of Shoal Creek Subdivision, as recorded in Map Book 9, Page 113, 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 easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

\$159,600.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

✓
SouthTrust Bank of Alabama, N.A.
P.O. Box 2554
Birmingham, Alabama 35290

IN WITNESS THEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporation seal to be hereunto affixed and attested by its duly authorized officers this 21 day of February, 19 89.

ATTEST:

Lucille R. Thompson
Lucille R. Thompson, Secretary

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Lawrence R. Starkman, a Notary Public in and for said County in said State, hereby certify that Hall W. Thompson, whose name as President of Thompson Realty Company, 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 21 day of February, 19 89.

Lawrence R. Starkman
Notary Public

My Commission Expires: 4-25-89

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 22 AM 8:58

Lawrence R. Starkman
JUDGE OF PROBATE

1. Doc Tax	\$ <u>55.00</u>
2. Mig Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>61.00</u>