

1248

WARRANTY DEED

STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

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 Lisa Thompson Froehlich (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE the following described real estate, situated in Shelby County, Alabama to-wit:

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Legal Description: Lot #94 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 rights owned by persons other than GRANTOR; (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE, his 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 GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

#2 Greenbrier Ridge  
Shoal Creek Rd.  
35001

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 29<sup>th</sup> day of December, 19 88.

ATTEST:

Lucille R. Thompson  
Lucille R. Thompson, Secretary

Hall W. Thompson  
Hall W. Thompson, President

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STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, David M. Attorney, a Notary Public in and for 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 29<sup>th</sup> day of December, 19 88.

David M. Attorney  
NOTARY PUBLIC

My Commission Expires:

6/30/92

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

89 APR 24 PM 3:07

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 79.50  
2. Mig. Tax       
3. Recording Fee 5.00  
4. Indexing Fee 2.00  
TOTAL 86.50