

1530
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 Earl S. Morgan, Jr. (herein 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:

Legal Description: Part of Lot 21-A according to the resurvey of Shoal Creek Subdivision as recorded in Map Book 7, page 21 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, and amended as recorded in Real Book 270, Pages 938 - 965 on October 31, 1991, 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, and being more particularly described as follows:

The Point of Beginning being the NE corner of Lot 22 as recorded in Plat Book 6, Page 150 in the Office of the Judge of Probate Shelby County, Alabama.

Thence run Easterly along the South boundary of Turnberry Place, 12.38 feet; thence turn a def. angle 7° - 17' - 45" - Lt. and run 55.55 feet; thence turn a def. angle 6°-29' - 10"-Lt. and run 59.0 feet to an iron pin set on the boundary of a cul-de-sac; thence turn a def. angle 42°-14'-45"-Rt. and run 48.57 feet along a chord to an iron pin set at the pont of intersection of said cul-de-sac and the West boundary of a greenway; thence turn a def. angle 26°-46'-40"-Rt. and run along the West boundary of said greenway, 86.75' to an iron pin; thence turn a def. angle 98° 6'-30"-Rt. and run 71.94 feet to an iron pin; thence turn a def. angle 1-39'-30"-Rt. and run 171.74 feet to an iron pin set on the SE corner of said Lot 22; thence turn a def. angle 114°-16'-30"-Rt. and run along the East boundary of Lot 22, 184.94 feet to the Point of Beginning. The above described land contains 0.69 acres more or less and is a portion of Lot 21-A as recorded in Plat Book 7, Page 21.

BOOK 385 PAGE 595

Earl Morgan II Turnberry Pl.
Shoal Creek Subdiv

TO HAVE AND TO HOLD, To the said GRANTEE, its heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE, its 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, its heirs, executors and assigns forever, against the lawful claims of all persons. This property is sold and conveyed subject to being resurveyed and combined with the adjacent Lot 22 to form one lot by December 31, 1992. After this resurvey, there will be no further subdivision of this land and this portion of Lot 21-A is to bear no portion of the maintenance charges provided for in Article V of the Protective Covenants of the Shoal Creek Association.

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 28 day of January, 1992.

ATTEST:

Lucille R. Thompson BY Hall W. Thompson
Lucille R. Thompson, Secretary Hall W. Thompson, President

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

92 JAN 28 PM 2:25

STATE OF ALABAMA)
COUNTY OF SHELBY)

Judge of Probate

I, Paul N. Attaway, 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 an as the act of said corporation.

GIVEN UNDER MY HAND and official seal, this 28th day of January, 19 92.

Paul N. Attaway
Notary Public

My Commission Expires: 6/30/92

1. Deed Tax	\$ 50.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 59.00