

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
Paul A. Finebaum
One Winged Foot Run
Birmingham, AL 35242

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED FIVE THOUSAND AND NO/100--- Dollars (\$505,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, THOMPSON REALTY CO., INC., a corporation, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto PAUL A. FINEBAUM and wife, LINDA K. HUDSON, (hereinafter referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16-D-1, according to a Resurvey of Lots 2A, 2B, 3A, 3B, 13A, 14A, 15A, 16B, 16C and 16D, Shoal Creek, Map Book 16, Page 29, and Lots 4, 5 and 6, Shoal Creek, Map Book 6, Page 150, being a Resurvey of Lots 2, 3, 4, 5, 6, 13, 14, 15, Shoal Creek, Map Book 6, Page 150 and Lot 16A, Shoal Creek, Map Book 7, Page 21, Resurvey being recorded in Map Book 17, Page 70 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all easements, restrictions, reservations and rights of way appearing of record affecting the subject property.

\$455,000.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President has hereunto set its hand and seal this 30th day of November, 1994.

ATTEST:

THOMPSON REALTY CO., INC.

C. Wayne Davis

Paul Thompson (SEAL)
BY:
Its:

12/05/1994-35637
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 63.50

Inst # 1994-35637

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Hall Thompson, whose name as President of THOMPSON REALTY CO., INC., a corporation, 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 the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my official hand and seal this 30th day of November, 1994.

Theresa Allen
NOTARY PUBLIC

(SEAL)

My Commission Expires:

MY COMMISSION EXPIRES JULY 20, 1997

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