

**CORPORATE WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF SHELBY)

That in consideration of (\$10.00) and other good and valuable consideration, to the undersigned grantor, Thompson Realty Company, Inc., a Corporation, (herein referred to as GRANTOR), in hand paid by Larry R. House and Linda H. House, as joint tenants, with the right of survivorship, (herein referred to as GRANTEES) 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:

Lots 176A, 177A, 178A, 179A, 180A, 181A, and a portion of Lot 182A according to a resurvey of Shoal Creek recorded in Map Book 9, Page 113, in the Probate Office of Shelby County, Alabama all being:

A tract of land situated in the Southwest Quarter of the Northwest Quarter and the West one-half of the Southwest Quarter of Section 35, Township 18 South, Range 1 West, Shelby County, Alabama, said tract being more particularly described as follows.

Begin at the Southwest Corner of Section 35, Township 18 South, Range 1 West, Shelby County, Alabama and run in a Northerly direction along the West line of said Section a distance of 1212.76 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in an Easterly direction a distance of 597.99 feet to a point on the Westerly right-of-way of Merion Crest, a proposed private road; thence turn an interior angle of 112°15'51" to the tangent of a curve to the left having a central angle of 24°01'21" and a radius of 260.00 feet and run right to left in a Southeasterly direction along said right-of-way a distance of 109.01 feet to a point of reverse curvature; thence run along the arc of a curve to the right having a central angle of 42°47'55" and a radius of 25.00 feet in a Southeasterly direction along said right-of-way a distance of 18.67 feet to a point of reverse curvature; thence run along the arc of a curve to the left having a central angle of 178°30'34" and a radius of 60.00 feet in a Southeasterly to Easterly to Northerly direction along said right-of-way a distance of 186.93 feet to a point; thence turn an interior angle of 90°00'00" from the tangent of last described curve and run to the right in an Easterly direction a distance of 228.84 feet to a point; thence turn an interior angle of 83°12'42" and run to the right in a Southwesterly direction a distance of 228.99 feet to a point; thence turn an interior angle of 172°06'44" and run to the right in a Southwesterly direction a distance of 406.87 feet to a point; thence turn an interior angle of 244°07'33" and run to the left in a Southeasterly direction a distance of 186.69 feet to a point; thence turn an interior angle of 143°36'44" and run to the right in a Southeasterly direction a distance of 388.39 feet to a point on the Easterly line of said Section 35; thence turn an interior angle of 75°08'14" and run to the right in a Westerly direction along the East line of said Section 35 a distance of 1153.66 feet to the point of beginning. 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 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 GRANTOR and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

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

Inst # 1996-04898

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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 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 it is 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.

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 17th day of January, 1996.

ATTEST:

THOMPSON REALTY COMPANY, INC.


ANDY B. WARD
Its: Comptroller


HALL W. THOMPSON
Its: President

STATE OF ALABAMA)

Jefferson County)

I, Thomas C. Clark III, 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 by 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 17th day of January, 1996.

TLG

Notary Public

*My commission expires:
7/20/97*

Inst. # 1996-04898

Page Three

02/15/1996-04898
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SHELBY COUNTY JUDGE OF PROBATE
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