

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

SEND TAX NOTICE TO:
ROBERT A. GARVEY
1000 Urban Center Drive
Suite 300
Birmingham, Alabama 35242

CORPORATE WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND Dollars (\$100,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, THOMPSON REALTY CO., INC., an Alabama corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto ROBERT A. GARVEY (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 216-A, according to the Resurvey of Lots 215 and 216 and a part of Shoal Creek Golf Course, as recorded in Map Book 12, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. Easements as shown on the recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 129, Page 294.
4. Right of way, easements and rights in connection therewith granted to the Water Works Board of the City of Birmingham recorded in Deed 301, Page 198.
5. Right of way granted to South Central Bell Telephone Company recorded in Deed 306, Page 242 and Volume 356, Page 420.
6. Restrictions recorded in Misc. Volume 19, Page 861, amended by Misc. Volume 23, Page 564, and Misc. Volume 23, Page 567.
7. Restrictions and conditions as shown on the recorded map.

TO HAVE AND TO HOLD Unto the said GRANTEE his heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1996-21799

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07/09/1996-21799
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 21.00

Inst # 1996-21799

IN WITNESS WHEREOF, the Grantor, by its Comptroller, has hereunto set its hand and seal this 1st day of July, 1996.

THOMPSON REALTY CO., INC.


BY: ANDY B. WARD
Its: Comptroller

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Andy B. Ward whose name as Comptroller of THOMPSON REALTY CO., INC., an Alabama 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 1st day of July, 1996.


NOTARY PUBLIC

My Commission Expires: 7-20-97

(SEAL)

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SHELBY COUNTY JUDGE OF PROBATE
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