

196-2490

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAVID P. THOMPSON, JR.
1552 COUNTY ROAD 95
ALABASTER, AL 35007

Inst # 1996-29195

09/05/1996-29195
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FIVE THOUSAND DOLLARS and 00/100 (\$95,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL D. NAGY and GLENDA O. NAGY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID P. THOMPSON, JR., AN UNMARRIED MAN, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF PORTSOUTH, THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Right of way to Alabama Power Company as recorded in Volume 318, page 111 in the Judge of Probate Office of Shelby County, Alabama.
3. 10 foot easement along the South lot line as shown by map recorded in the Probate Office of Shelby County, Alabama.
4. Restrictions as recorded in Misc. Volume 29, Page 557 in the Probate Office of Shelby County, Alabama.
5. Subdivision Agreement as recorded in Volume 26, Page 104 in the Probate Office of Shelby County, Alabama.
6. Right of way to Colonial Pipeline Company as recorded in Volume 223, Page 481, Volume 223, Page 431 in the Judge of Probate of Shelby County, Alabama.
7. Right of way as recorded in Volume 246, Page 97, Volume 7, Page 110, in the Probate Office of Shelby County, Alabama.
8. Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

\$ 90,250⁰⁰ of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MICHAEL D. NAGY and GLENDA O. NAGY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of August, 1996.


MICHAEL D. NAGY


GLENDA O. NAGY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL D. NAGY AND GLENDA O. NAGY whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29TH day of AUGUST, 1996.


Notary Public

My commission expires: 8/22/00

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00