

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

SEND TAX NOTICE TO:
THOMPSON REALTY CO., INC.
103 Carnoustie
Shoal Creek, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND NO/100---** Dollars (\$750,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **RUBY S. ANSLEY, an unmarried woman**, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **THOMPSON REALTY CO., INC., an Alabama corporation** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 97, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1999 and thereafter.
2. 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 and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in the Probate Office of Shelby County, Alabama.
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. Restrictions recorded in Misc. 19, Page 861; Misc. 23, Page 564; and amended in Misc. 23, Page 567, and further amended by Book 370, Page 938.
5. Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham recorded in Deed Volume 301, Page 298.
6. Right of way to Alabama Power Company recorded in Deed Volume 318, Page 588, Deed Volume 308, Page 651, and Real Volume 133, Page 599.
7. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, transclosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Volume 21, Page 855.
8. Right of way to South Central Bell Telephone Company recorded in Deed Volume 356, Page 420, and in Real Volume 306, Page 242.
9. Easements and building lines as shown on the recorded map.
10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of said property.

NOTE: RUBY S. ANSLEY IS THE SOLE SURVIVING GRANTEE AS SHOWN BY THAT CERTAIN DEED RECORDED IN REAL 137, PAGE 220, IN THE AFORESAID PROBATE OFFICE, THE OTHER GRANTEE, JOHN P. ANSLEY, HAVING DIED ON OR ABOUT OCTOBER 15, 1997.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of January, 1999.

Ruby S. Ansley
RUBY S. ANSLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUBY S. ANSLEY whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 1999.

Beaulle X. Dumas
NOTARY PUBLIC

My Commission Expires: 6/11/2001

(SEAL)

Inst # 1999-01998
01/15/1999-01998
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRW 761.00