

**THIS INSTRUMENT PREPARED BY:**

Stephen Stallcup, Esq.  
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**

Inst # 1999-29361

STATE OF ALABAMA  
COUNTY OF SHELBY

07/13/1999-29361  
11:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 141.00

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED THIRTY THOUSAND AND NO/100--Dollars (\$130,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **FRANCIS E. McGOVERN**, an unmarried man (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **THOMPSON REALTY CO., INC.** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 137A, according to the Resurvey of Lots 114, 118, 119, 120, 129, 130, 137, 138 and 143 of Shoal Creek, as recorded in Map Book 7, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. All taxes due for the current year.
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. Mineral and mining rights owned by persons other than Grantor.
4. Easements and restrictions of record in the aforesaid office.

**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 7<sup>th</sup> day of July, 1999.

*Francis E. McGovern*  
FRANCIS E. McGOVERN

STATE OF Idaho

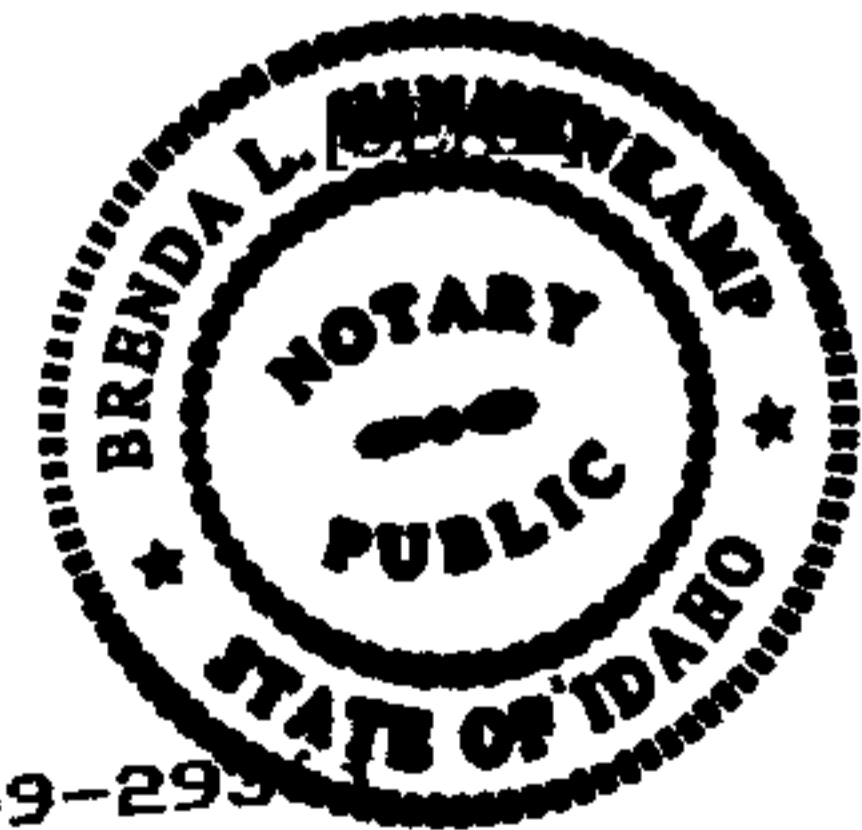
COUNTY OF Ada

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANCIS E. McGOVERN, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of July, 1999.

*Brenda L. Hennenkamp*  
NOTARY PUBLIC

My Commission Expires: 9/2004



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