

**THIS INSTRUMENT PREPARED BY:**

Stephen Stallcup, Esq.  
 MAYNARD, COOPER & GALE, P.C.  
 1901 Sixth Avenue North  
 2400 AmSouth/Harbert Plaza  
 Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

PHILIP COLE  
 4855 Shady Water Ln  
 Birmingham AL 35213

Inst. # 1999-45848

**CORPORATE WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **FIVE HUNDRED NINETY THOUSAND DOLLARS--(\$590,000.00)---** 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 **PHILIP COLE** (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 177B, 178B, and 179B, according to the Survey of Montagel, as recorded in Map Book 23, Page 6, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. All taxes due in the year 2000 and thereafter.
2. Easements or claims of easements not shown by public records.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages, recorded in Volume 129, Page 294.
4. Right of way to Alabama Power Company recorded in Deed Book 318, Page 588, Volume 308, Page 651 and Misc. Volume 21, Page 855.
5. Right of way to South Central Bell Telephone Company recorded in Volume 356, Page 420 and Deed Book 306, Page 242.
6. Restrictions recorded in Misc. Volume 19, Page 861; Misc. Volume 23, Page 564; amended by Misc. Volume 23, Page 567; and further amended by Real Volume 370, Page 938.
7. Right of way granted to Water Works and Sewer Board of the City of Birmingham, as recorded under Instrument No. 1996-27521.
8. Agreement with Alabama Power Company relating to electrical facilities as recorded in Book 306, Page 519, refiled in Book 117, Page 602.
9. Covenants, restrictions and conditions as shown on the recorded map.
10. Easement for water lines and release of damages in Deed Book 312, Page 390.
11. Right of way, easements and rights in connection therewith granted to the Water Works Board of the City of Birmingham as recorded in Deed Book 301, Page 298.
12. Riparian and other rights created by the fact that the subject property fronts on a lake.
13. Right of way to Alabama Power Company recorded in Book 298, Page 894; and Book 306, Page 127.

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.

IN WITNESS WHEREOF, the Grantor, has hereunto set its hand and seal this 15<sup>th</sup> day of November, 1999.

THOMPSON REALTY CO., INC.

Douglas B. Nunnally  
BY: Douglas Nunnally  
Its: Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Douglas B. Douglas Nunnally, whose name as VICE PRESIDENT 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 15<sup>th</sup> day of November, 1999.

Danette R. Lennett  
NOTARY PUBLIC

My Commission Expires:

6/11/2001

(SEAL)

Inst. # 1999-45848

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12:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 601.00