

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS  
Kenneth L. Thompson  
1205 Gables Drive  
Hoover, Alabama 35244

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-One Thousand Two Hundred and 00/100 (\$81,200.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rosemary Giardina, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kenneth L. Thompson, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$64,960.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 9th day of December, 1999.

  
Rosemary Giardina

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rosemary Giardina, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of December, 1999.

  
NOTARY PUBLIC

My Commission Expires: 3/30/03

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

Inst. # 1999-50204

12/13/1999-50204  
12:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NMS 27.50

EXHIBIT "A"

Unit 1205, Building 12, in The Gables, a condominium, a condominium located in Shelby County, Alabama, as establish by Declaration of Condominium and By - Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340, and re-recorded in Real Volume 50, Page 942 and Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407, Real Volume 96, Page 855 and Real Volume 97, Page 937, and By - Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691 and Real Volume 238, Page 241, together with an undivided interest in the common elements as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 thru 44 and amended in Map Book 9, Page 135 and Map Book 10, Page 49 further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

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