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**THIS INSTRUMENT WAS PREPARED BY:**

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

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**SEND TAX NOTICE TO:**

HALL W. THOMPSON, JR.  
4948 SUSSEX RD  
BIRMINGHAM, AL 35242

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**CORPORATE WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS--(\$275,000.00)---** 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 **HALL W. THOMPSON** and wife, **PATRICIA S. THOMPSON** (hereinafter referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 173-B-1, according to the Resurvey of Lots 173-B and 174-B of Montagel Subdivision, as recorded in Map Book 29, Page 71, in the Probate Office of Shelby County, Alabama. (the "Recorded Map")

**SUBJECT TO:**

1. All taxes due in the year 2002 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. Right of way to Alabama Power Company recorded in Book 298, Page 894; and Book 306, Page 127.

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11. Easement over the south and southwest 17 foot of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on the Recorded Map.
12. Restrictions recorded under Instrument No. 1997-23685.
13. Building lines, restrictions, conditions limitations and notes as shown on the Recorded Map.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever;

And the Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, has hereunto set its hand and seal this 14<sup>th</sup> day of February, 2002.


THOMPSON REALTY CO., INC.

  
By: George Thompson  
Its: President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that George Thompson, whose name as 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 14<sup>th</sup> day of February, 2002.

  
NOTARY PUBLIC  
My Commission Expires: 7/9/04  
(SEAL)

00751503.1

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03/08/2002-11263

11:14 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 289.00