
THIS INSTRUMENT WAS 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:

Karolyn W. Wangstad
Leroy Wangstad
5 Wentworth
Shoal Creek, Alabama 35242

**CORPORATE WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS--(\$518,500.00)---**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 **KAROLYN W. WANGSTAD and LEROY WANGSTAD**, as joint tenants, with the right of survivorship (hereinafter referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 164E-1 according to The Cottages at Shoal Creek Resurvey, as recorded in Map Book 29, at Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 2002 and thereafter.
2. Easements and building restriction lines as shown on the recorded plat.
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 Deed Book 129, Page 294, and Deed Book 129, Page 395.
4. 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.
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, easements, and rights in connection therewith, granted to The Water Works Board of the City of Birmingham, as recorded in Deed Volume 301, Page 298.

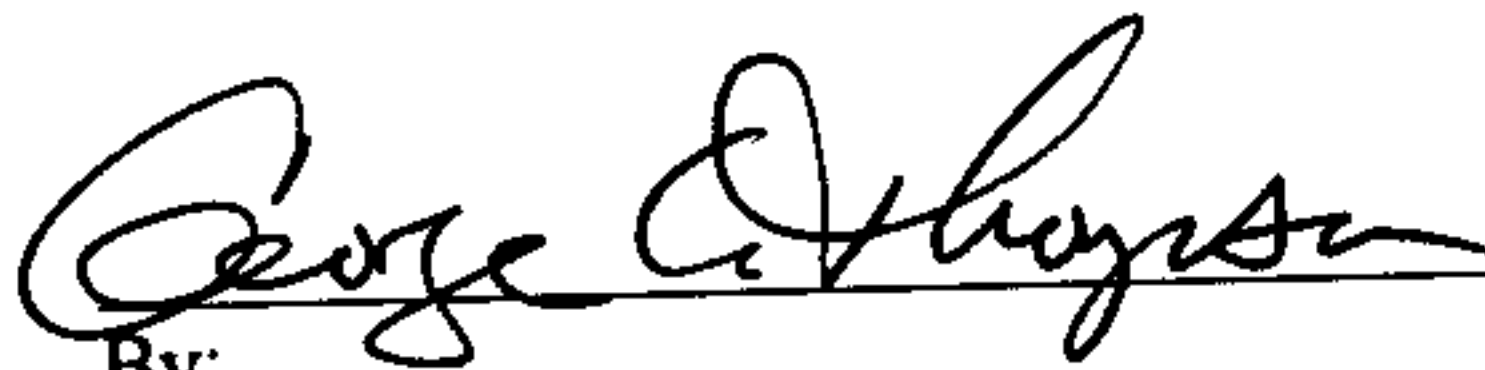
8. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 298, Page 889.
9. Easements, notes and conditions as shown on the recorded plat.
10. Terms, conditions and limitations as set out in Map Book 6, Page 150 and Map Book 7, Page 21..
11. Right granted to Alabama Power Company as recorded in Misc. Volume 21, at Page 855.
12. Agreement with Alabama Power Company as recorded in Real Volume 106, Page 516; Real Volume 62, Page 610; Real Volume 130, Page 588; Misc. Volume 26, Page 746; Misc. Volume 26, Page 848; and Real Volume 298, Page 918.
13. Right of way to Shelby County as recorded in Deed Book 196, Page 223.
14. Easement for joint ingress and egress as shown on the recorded plat.
15. Easement for common filter field area expansion as shown on the recorded plat.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 10th day of April, 2002.

THOMPSON REALTY CO., INC.,
an Alabama corporation


By: _____
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 C. 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 10th day of April, 2002.

Jeanelle R. Bennett
NOTARY PUBLIC
My Commission Expires: 5/11/05
(SEAL)

Inst # 2002-17318

04/15/2002-17318
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KSB 315.50