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**THIS INSTRUMENT WAS PREPARED BY:**

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

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**SEND TAX NOTICE TO:**

Mark F. & Alison B. Calhoun  
570 Valley View Road  
Pelham, Alabama 35124

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**CORPORATE WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED SEVENTY THOUSAND DOLLARS--(\$170,000.00)---**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 **MARK F. CALHOUN and ALISON B. CALHOUN** (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 89, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, at Page 150, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes due in the year 2003 and thereafter.
2. Restrictions, easements and building 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.
4. Rights granted Alabama Power Company in Deed Book 318, Page 621.
5. Right of way to South Central Bell Telephone Company recorded in Volume 356, Page 420; Deed Book 306, Page 242 and Real Volume 306, Page 244.
6. Restrictions recorded in Misc. Volume 19, Page 861; Misc. Volume 23, Page 546; 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. Right granted to Alabama Power Company as recorded in Real 298, at Page 889.
9. Agreement with Alabama Power Company as recorded in Misc. Volume 26, Page 746 Misc. Book 26, Page 848; Misc. Volume 21, at Page 855; Real 130, at Page 599 and Real 1031, at Page 516.

10. Right of way granted Alabama Power Company in Deed Volume 318, Page 588; Deed Volume 308, Page 651; Deed Volume 308, Page 1657 and Real Volume 133, Page 599.

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 16<sup>th</sup> day of January, 2003.

**THOMPSON REALTY CO., INC.,**  
an Alabama corporation

Douglas B. Nunnelle  
By: DOUGLAS B. NUNNELLE  
Its: VICE PRESIDENT/COMPTROLLER

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. Nunnelle, whose name as Vice President / Comptroller 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 16<sup>th</sup> day of January, 2003.

[Signature]  
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES 1/26/2003  
(SEAL)

MY COMMISSION EXPIRES 1/26/2003