

THIS INSTRUMENT PREPARED BY:

Clayton M. Ryan, Esq.

MAYNARD, COOPER & GALE, P.C.

1901 Sixth Avenue North

2400 AmSouth/Harbert Plaza

Birmingham, Alabama 35203

SEND TAX NOTICE TO:

PHILIP COLE

509 Carnoustie #65

Shoal Creek, Alabama 35242

CORPORATE WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS-- (\$10.00)---and other good and valuable consideration**, 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:

Lot 103, according to the map of Shoal Creek, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 2004 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 and Volume 129, Page 395.
4. Right of way to Alabama Power Company recorded in Deed Book 318, Page 588, Volume 308, Page 651 and 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 granted to Water Works and Sewer Board of the City of Birmingham, as recorded in Deed Volume 301, Page 298.
8. Agreement with Alabama Power Company as recorded in Volume 21, Page 855; Volume 106, Page 516; Volume 62, Page 610; Volume 130, Page 588; Volume 26, Page 746; Volume 26, Page 848; and Volume 298, Page 918.
9. Covenants, restrictions and conditions as shown on the recorded map.
10. Right of way to Shelby County recorded in Deed Book 196, Page 223.
11. Terms, agreements and right of way to Alabama Power Company recorded in Volume 298, Page 889.

12. Terms, conditions and limitations as set out in Map Book 6, Page 150; and Map Book 7, Page 21.
13. Riparian and other rights created by the fact that the subject property fronts on a lake.

This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the subject property.

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 9th day of January, 2004.

THOMPSON REALTY CO., INC.,
an Alabama corporation

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 9th day of January, 2004.

Aime Tonder
Notary Public
My Commission Expires: 7/9/2006
(SEAL)