

All of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith

After Recording Return to:

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20040901000490790 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
09/01/2004 15:45:00 FILED/CERTIFIED

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STATE OF ALABAMA
SHELBY COUNTY

Property Address:
Fred H. Thompson, Jr., & Lisa Thompson
4205 Highway 62
Vincent, AL 35178

Tax ID: 06-4-19-0-000-018.000

WARRANTY DEED

\$5,000.00

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of \$5.00 Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that FRED H. THOMPSON, JR., a married man, whose address is 4205 Highway 62, Vincent, AL 35178 (herein referred to as Grantor), does hereby grant bargains, sells and conveys unto FRED H. THOMPSON, JR. and LISA THOMPSON, husband and wife, whose address is 4205 Highway 62, Vincent, AL 35178 (herein referred to as Grantees), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

ALL THE NE ¼ OF SE ¼ OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 3 EAST, EXCEPT THE HIGHWAY RIGHT OF WAY; AND EXCEPT THE 140 FEET BY 300 FEET LOT IN THE NW CORNER SOLD TO S.M. FLEMING AND WIFE, GRACE W. FLEMING AS SHOWN BY DEED RECORDED IN D. BOOK 182 ON PAGE 136, AND LESS AND EXCEPT.

BEGIN AT THE NORTHEAST CORNER OF THE NE ¼ OF SE ¼ OF SE ¼, SECTION 19, TOWNSHIP 19, RANGE 3 EAST, AND RUN DUE SOUTH ALONG THE EAST LINE OF SAID ONE-FOURTH FORTY TO THE SOUTH R/W LINE OF SHELBY COUNTY HIGHWAY NUMBER 62; THENCE RUN DUE WEST ALONG THE SOUTH R/W LINE OF SAID HIGHWAY A DISTANCE OF 520 FEET; MORE OR LESS, TO THE NORTHEAST CORNER OF S.M. FLEMING LOT AND BEING THE POINT OF BEGINNING; THENCE RUN DUE SOUTH ALONG THE EAST SIDE OF THE SIDE OF S.M. FLEMING LOT A DISTANCE OF 300 FEET TO A POINT AND SAID POINT BEING THE SOUTHEAST CORNER OF THE SAID S.M. FLEMING

LOT; THENCE RUN DUE EAST A DISTANCE OF 140 FEET TO A POINT; THENCE RUN DUE NORTH A DISTANCE OF 300 FEET TO A POINT ON THE SAID SOUTH R/W LINE OF SAID HIGHWAY; THENCE RUN DUE WEST ALONG THE SAID SOUTH R/W LINE OF SAID HIGHWAY A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF REAL ESTATE BEING SITUATED IN THE NE ¼ OF SE ¼ OF SE ¼, SECTION 19, TOWNSHIP 19, RANGE 3 EAST, SHELBY COUNTY, ALABAMA.

ALSO CONVEYED HEREIN IS THE SW ¼ OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 3 EAST.

And he does for himself and for his executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that he has lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that he has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, their heirs and assigns forever, against lawful claims of all persons.

TO HAVE AND TO HOLD unto the said GRANTEES forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 23rd day of August, 2004.

Fred H. Thompson Jr.
FRED H. THOMPSON, JR.

STATE OF ALABAMA

COUNTY OF Shelby

I, Linda D. Beadown, hereby certify that FRED H. THOMPSON, JR., 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of August, 2004.

Linda D. Beadown
Notary Public
My commission expires: 9/8/07

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:
Angelina Stayton, Esquire
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33759

Order Number: 000541309

Re: Lisa Thompson
Fred Thompson

4205 Highway 62
VINCENT, AL 35178
SHELBY County

EXHIBIT 'A'

20040901000490790 Pg 3/3 18.00
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ALL THE NE 1/4 OF SE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 3 EAST, EXCEPT THE HIGHWAY RIGHT OF WAY, AND EXCEPT THE 140 FEET BY 300 FEET LOT IN THE NW CORNER SOLD TO S.M. FLEMING AND WIFE, GRACE W. FLEMING AS SHOWN BY DEED RECORDED IN D. BOOK 182 ON PAGE 136, AND LESS AND EXCEPT:

BEGIN AT THE NORTHEAST CORNER OF THE NE 1/4 OF SE 1/4 OF SE 1/4, SECTION 19, TOWNSHIP 19, RANGE 3 EAST, AND RUN DUE SOUTH ALONG THE EAST LINE OF SAID ONE-FOURTH FORTY TO THE SOUTH R/W LINE OF SHELBY COUNTY HIGHWAY NUMBER 62; THENCE RUN DUE WEST ALONG THE SOUTH R/W LINE OF SAID HIGHWAY A DISTANCE OF 520 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF S. M. FLEMING LOT AND BEING THE POINT OF BEGINNING; THENCE RUN DUE SOUTH ALONG THE EASE SIDE OF THE SIDE S.M. FLEMING LOT A DISTANCE OF 300 FEET TO A POINT AND SAID POINT BEING THE SOUTHEAST CORNER OF THE SAID S. M. FLEMING LOT; THENCE RUN DUE EAST A DISTANCE OF 140 FEET TO A POINT; THENCE RUN DUE NORTH A DISTANCE OF 300 FEET TO A POINT ON THE SAID SOUTH R/W LINE OF SAID HIGHWAY; THENCE RUN DUE WEST ALONG THE SAID SOUTH R/W LINE OF SAID HIGHWAY A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF REAL ESTATE BEING SITUATED IN THE NE 1/4 OF SE 1/4 OF SE 1/4, SECTION 19, TOWNSHIP 19, RANGE 3 EAST, SHELBY COUNTY, ALABAMA.

ALSO CONVEYED HEREIN IS THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 3 EAST.

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