

20060711000332950 1/2 \$309.00
Shelby Cnty Judge of Probate, AL
07/11/2006 01:50:48PM FILED/CERT

Shelby County, AL 07/11/2006
State of Alabama

Deed Tax: \$295.00

Send tax notice to:

D. Wade Joiner

Carla D. Joiner

228 Salisbury Circle

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

NTC0600324

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00) in hand paid to the undersigned, Thompson Realty Co., Inc., an Alabama Corporation (hereinafter referred to as "Grantor") by D. Wade Joiner and Carla D. Joiner (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

SUBJECT PROPERTY IS VACANT LAND.

-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its



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successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co., Inc., an Alabama Corporation, by its President, George C. Thompson, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1st day of June, 2006.

THOMPSON REALTY CO., INC.
an Alabama Corporation

By: George C. Thompson
George C. Thompson, President

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George C. Thompson, whose name as its President of Thompson Realty Co., Inc., an Alabama Corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of June, 2006.

Walter Scott

Notary Public

Print Name: Walter Scott

Commission Expires: 12/12/06