This instrument was prepared by:
The Law Office of William H. Weems, Jr.
2010 Old Springville Road
Birmingham, Alabama 35215

Send Tax Notice to:
Alan L. Briggs
157 Branch Drive
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Two Hundred Fifty and no/100 Dollars ($250,000.00) and other good and valuable considerations** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Phillip Thompson and Sherri Thompson, husband and wife (herein collectively referred to as grantor, whether one or more), do grant bargain, sell and convey unto **Alan L. Briggs** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Legal Description:

Lot 12, according to the survey of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Said property bearing Property ID No.: 09-8-34-0-003-012.000, with subject property being located in Shelby County, Alabama, whose physical address is: 157 Branch Drive, Chelsea, Alabama 35043.

$187,500.00 of the above recited purchase price was paid from the proceeds of a first mortgage loan closed simultaneously herewith

$62,500.00 of the above recited purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns, forever;

The undersigned does covenant with said grantee, his heirs and assigns or successors and assigns, that the undersigned is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that grantor has good right to sell and convey the same; and that grantor herein warrants and defends the same to the said grantee, his heirs and assigns, or successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantors have hereto set their signatures and seals this 28th day of November, 2006.

Phillip Thompson

Sherri Thompson

STATE OF ALABAMA)
SHELBY COUNTY)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Thompson and Sherri Thompson, each signed the foregoing conveyance, and who, each being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each did with full knowledge and authority execute the same voluntarily.

Given under my hand and official seal, this 28th day of November, 2006.

Notary Public
My Commission Expires: 8/15/2007

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20061208000596400 1/1 $12.00
Shelby Cnty Judge of Probate,AL
12/08/2006 11:10:24AM FILED/CERT