WARRANTY DEED, TENANTS IN COMMON

This Document Prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, Alabama 35124

20070122000031960 1/1 $55.00
Shelby Cnty Judge of Probate,AL
01/22/2007 10:25:51AM FILED/CERT

SEND TAX NOTICE TO:
Shelda Y. Riggins-Thomas and Mike Thomas and L. Shefton Riggins
112 Widgeon Drive
Alabaster, Alabama 35007

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two hundred eighty four thousand and no/100 ($284,000.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Thompson Contracting & Investments, Inc.** (hereinafter grantor, whether one or more), does grant, bargain, sell and convey unto the said Grantees:

(1) Unto **Shelda Y. Riggins-Thomas and Mike Thomas**, as tenants in common, an undivided ten percent (10%) interest in the property as described below.

(2) Unto ~~F.~~ L. **Shefton Riggins**, as tenants in common, an undivided ninety percent (90%) interest in the property as described below; and

all of its right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

Lot 36, according to the Survey of The Grove, as recorded in Map Book 35, Page 91, Probate Office of Shelby County, Alabama.

$241,375.00 of the purchase price recited above was paid from a mortgage loan close simultaneously herewith.

This Property is conveyed subject to the following:

(1) Mineral and mining rights if not owned by Grantor.
(2) Existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

TO HAVE AND TO HOLD unto the said Grantees, as tenants in common, their heirs and assigns forever.

And said Grantors do for themselves and for their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs 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 said grantor Thompson Contracting & Investments, Inc., by Jeff Thompson, its President, who is authorized to execute this conveyance, has hereunto set his signature and seal this 28th day of December, 2006.

Thompson Contracting & Investments, Inc.
By: Jeff Thompson
Its: President
By his agent and attorney in fact, Doug Pate

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doug Pate, whose name as Attorney in Fact for Jeff Thompson, as President of Thompson Contracting & Investments, Inc., 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 such conveyance, he, in his capacity as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

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

Notary Public
My commission expires: 02-25-09

{W0209936.1 \ FIRM-FIRM}

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

Shelby County, AL 01/22/2007
State of Alabama

Deed Tax:$43.00