WARRANTY DEED

20070208000060490 1/1 $12.00
Shelby Cnty Judge of Probate, AL
02/08/2007 02:07:49PM FILED/CERT

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Deondra Nix
137 Widgeon Drive
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred four thousand and no/100 ($304,000.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Thompson Contracting & Investments, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Deondra Nix** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 15, according to the Resurvey of The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$243,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$60,800.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of January, 2007.

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

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for 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 this day that, being informed of the conveyance, he/she, in his/her 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 31st day of January, 2007.

Notary Public
My commission expires: 02-25-09

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