

15652

20070502000202220 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
05/02/2007 09:04:50AM FILED/CERT

Shelby County, AL 05/02/2007
State of Alabama

Deed Tax: \$10.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

HEATHER C. TALLEY
124 BENT CREEK DRIVE
CHELSEA, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN THOUSAND DOLLARS 00/100 (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **GARY W. THOMAS, A MARRIED MAN*** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **G.S. CONSTRUCTION, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 6, according to the Survey of Bent Creek Subdivision Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

***SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.**

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
- 2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.**
- 3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-56418 AND INST. NO. 20060316000123610.**
- 4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 126, PAGE 55 AND INST. NO. 2005-56418.**

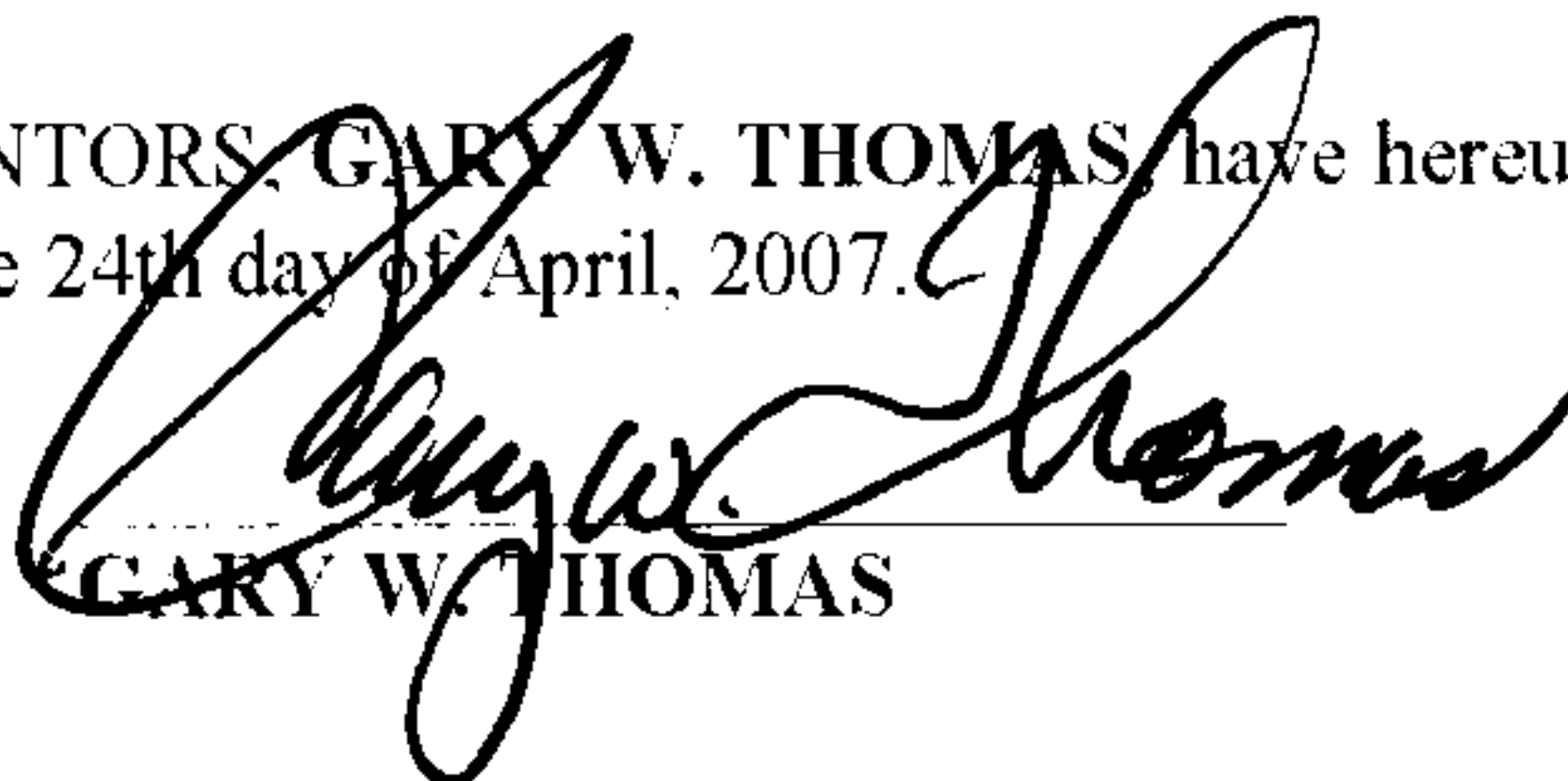
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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



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IN WITNESS WHEREOF, the said GRANTORS, **GARY W. THOMAS**, have hereunto
set his, her or their signature(s) and seal(s), this the 24th day of April, 2007.

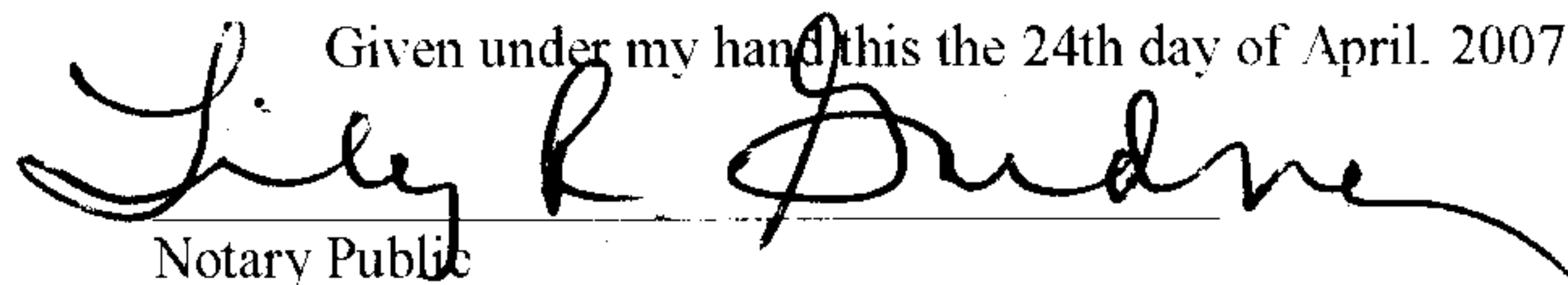

GARY W. THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify
that **GARY W. THOMAS**, whose name(s) is (are) signed to the foregoing conveyance, and
who is (are) known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance he, she, or they executed the same voluntarily on the day the same
bears date.

Given under my hand this the 24th day of April, 2007.


Notary Public

My commission expires. **My Commission Expires**
June 15, 2010