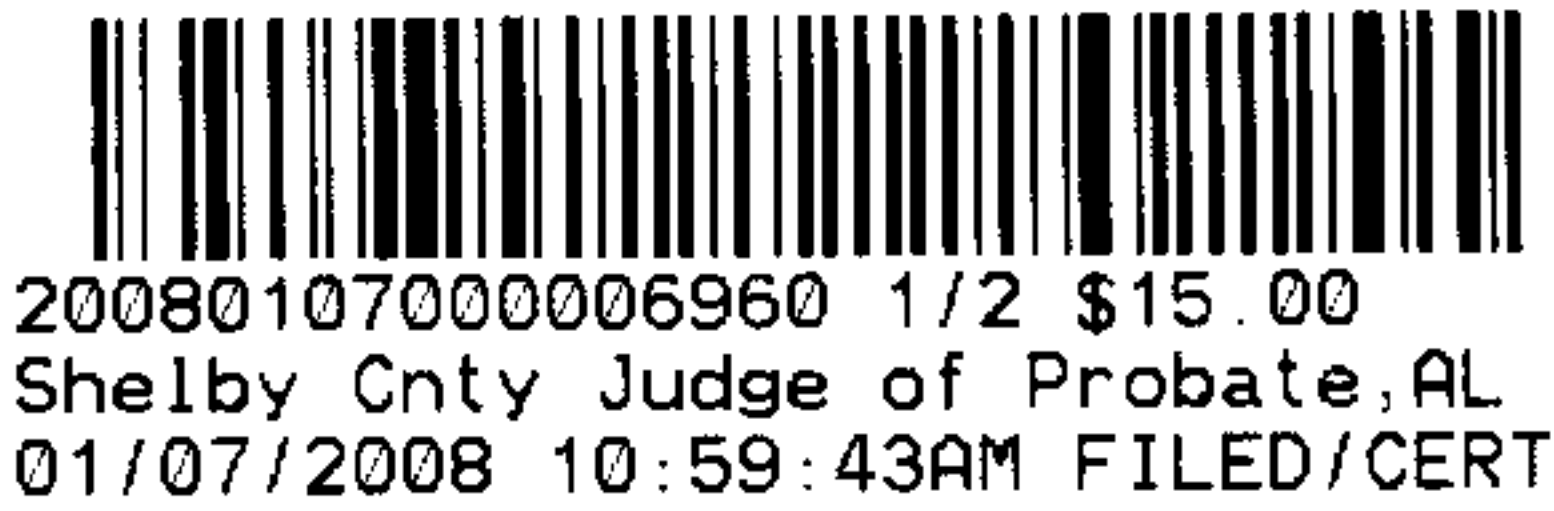


SEND TAX NOTICE TO:  
Michael Thoms  
193 Brookhollow Drive  
Pelham, Alabama 35124

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219



WARRANTY DEED

STATE OF AL

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Five Thousand dollars & no cents (\$145,000.00)**  
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Nancy C. Rockett, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Michael Thoms, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 68, ACCORDING TO THE SURVEY OF BROOKHOLLOW, SECOND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2008 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

**\$148,117.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.**

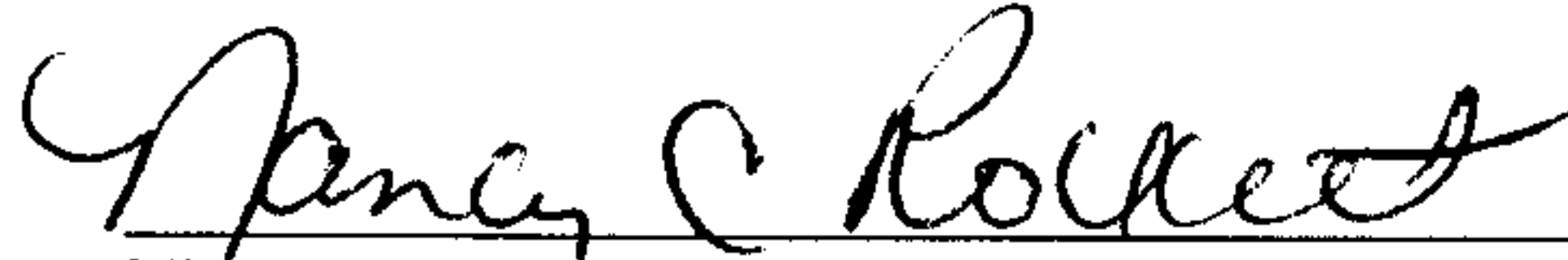
Subject to:

- 20080107000006960
1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
  2. Municipal improvements assessments and fire district dues against subject property, if any.
  3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
  4. 15' building line front as shown on recorded Map Book 17, Page 141.
  5. 7.5' easement rear as shown on recorded Map Book 17, Page 141.
  6. 7.5' easement side as shown on recorded Map Book 17, Page 141.
  7. Irregular easement on the northwesterly and southerly side of said lot as shown on recorded Map Book 17, Page 141.
  8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1993-32092 and Map Book 17m Page 141, in the Probate Office of Shelby County, Alabama.
  9. Subject to all existing, future or potential common law or statutory rights of access between the right of way of I-65 and property as conveyed and relinquished to the State of Alabama as set out in Instrument 1997-03954.
  10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1994-11498.

TO HAVE AND TO HOLD to the said grantee, 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**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 26, 2007** .

  
Nancy C. Rockett (Seal)

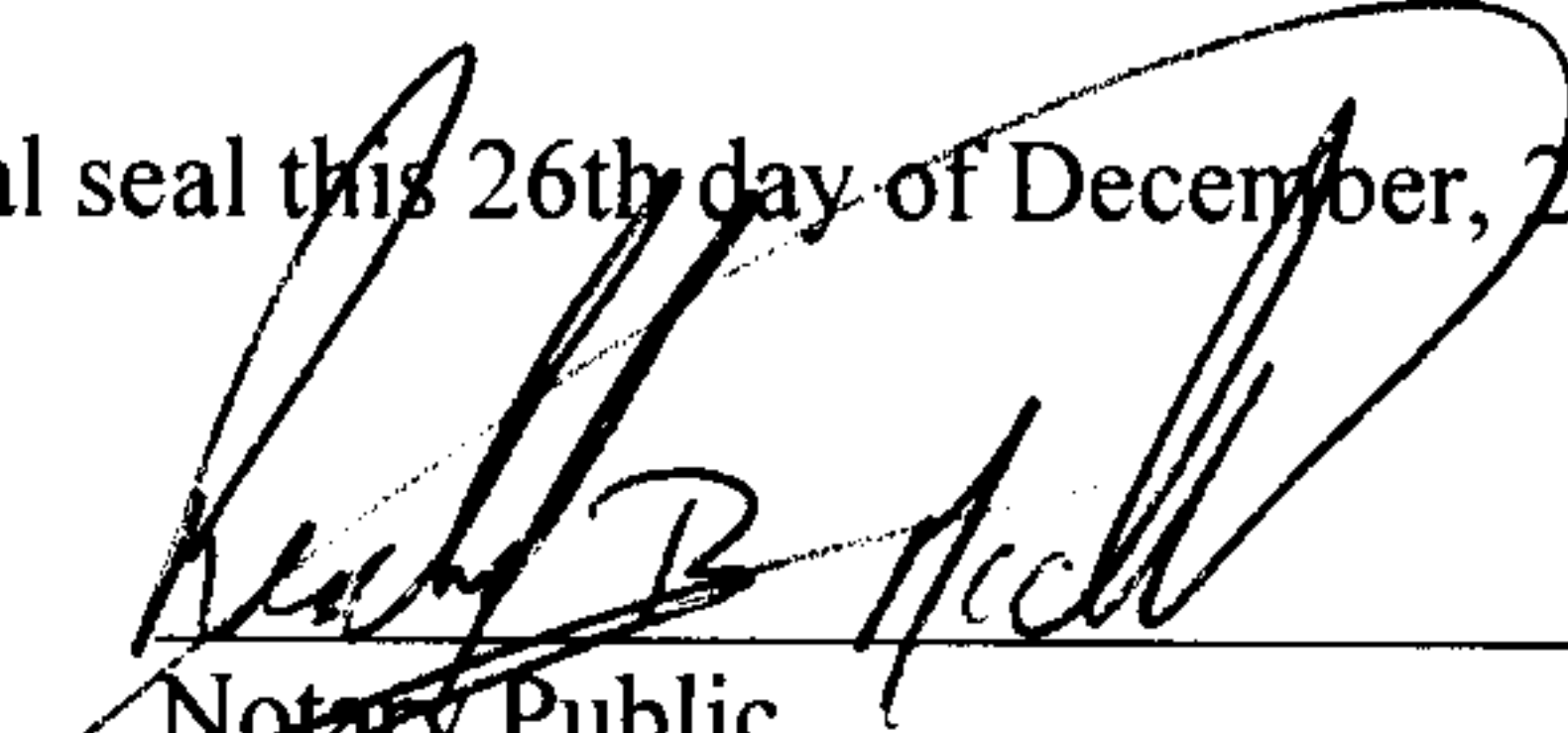
STATE OF AL

**General Acknowledgement**

JEFFERSON COUNTY

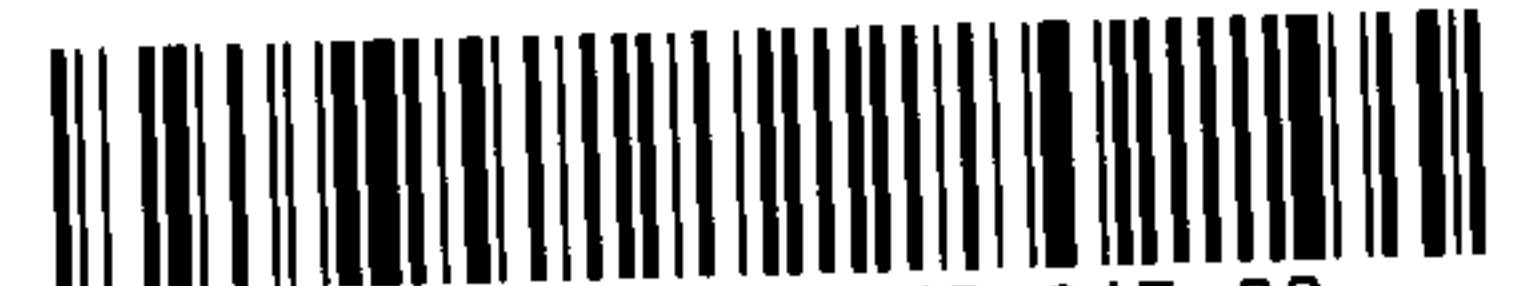
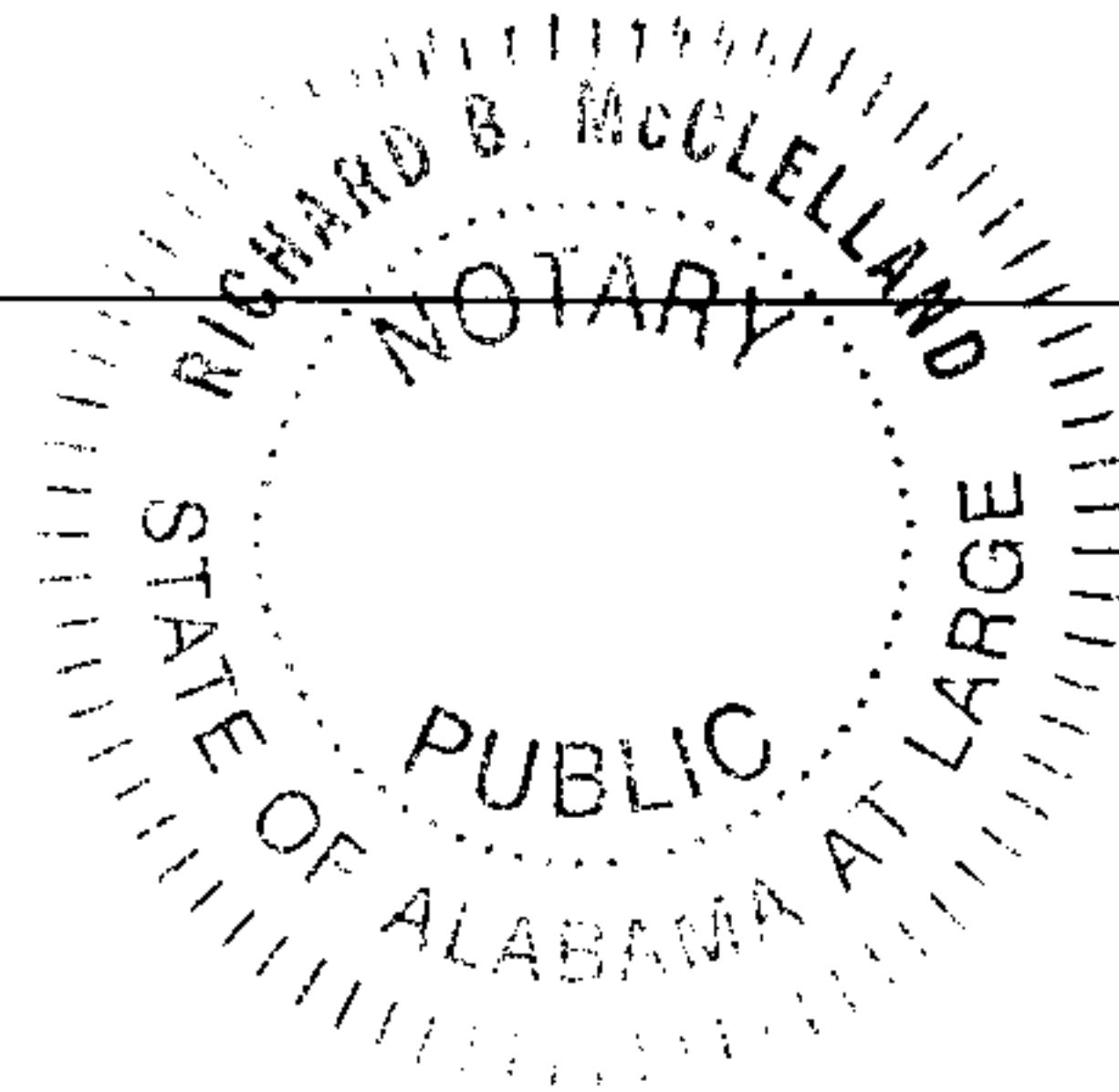
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nancy C. Rockett, an unmarried woman** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 2007

  
Notary Public.

(Seal)

Richard B. McClelland  
My Commission Expires 10-19-2010



20080107000006960 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/07/2008 10:59:43AM FILED/CERT