

This instrument was prepared by

Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

CHARLES A. THOMPSON  
661 HIGHWAY 253  
MONTEVALLO, AL 35115

File #2010011

## WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINE THOUSAND AND 00/100 DOLLARS (\$109,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CHARLES F. THOMPSON AND JO ANN THOMPSON, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHARLES A. THOMPSON (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

### SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2010.
2. Easements, restrictions, covenants and reservations of record.

\$94,271.00 of the consideration herein was derived from mortgage loan closed simultaneously herewith.

CHARLES F. THOMPSON AND CHARLES THOMPSON ARE ONE AND THE SAME PERSON.

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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/10/2010

State of Alabama

Deed Tax : \$15.00

20100310000070090 1/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/10/2010 10:58:43 AM FILED/CERT

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 5<sup>TH</sup> day of MARCH, 2010.

Charles F. Thompson (SEAL)  
CHARLES F. THOMPSON

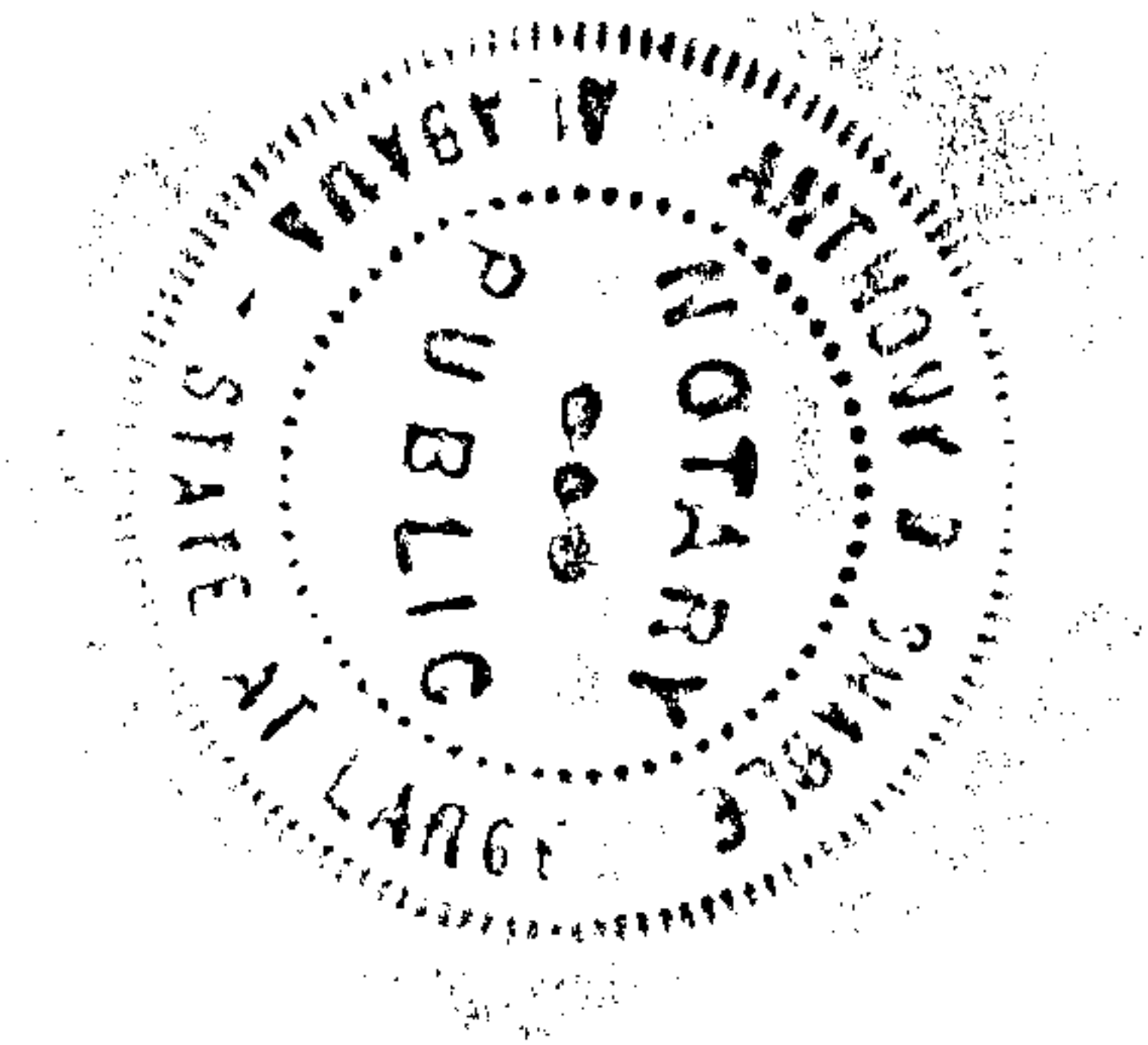
Jo Ann Thompson (SEAL)  
JO ANN THOMPSON

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that CHARLES F. THOMPSON AND JO ANN THOMPSON, HUSBAND AND WIFE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>TH</sup> day of MARCH, 2010.



[Signature]  
Notary Public  
My commission expires: 11-2-11

20100310000070090 2/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/10/2010 10:58:43 AM FILED/CERT

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A parcel of land in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama; more particularly described as follows:

Beginning at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 34 and run thence Southerly along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 628.6 feet; thence turn 92 degrees 15 minutes 30 seconds left and run Easterly 342.88 feet; thence turn 95 degrees 03 minutes 07 seconds left and run Westerly 175 feet; thence turn 96 degrees 00 minutes 33 seconds right and run Northerly 296.51 feet to a point on the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence turn 92 degrees 50 minutes 35 seconds left and run Westerly along said  $\frac{1}{4}$  -  $\frac{1}{4}$  line 145.14 feet to the point of beginning.

And also including the following parcel of land also situated in said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section:

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 34 and run North along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn right and run East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section 142.67 feet to the point of beginning; thence continuing along last described course 645.33 feet; thence turn right and run South parallel to the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 270 feet; thence turn right and run West parallel to the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 645.33 feet; thence turn right and run North parallel to the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 270 feet, more or less, to the point of beginning.



20100310000070090 3/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
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*C. F. T.*  
*J. C. V.*