

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

20100707000215530 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/07/2010 12:39:43 PM FILED/CERT

20100819000266000 1/3 \$2.00
Shelby Cnty Judge of Probate, AL
08/19/2010 11:00:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$118,500.00** to the undersigned Grantor(s), **Neil G. Thompson and Terrie S. Thompson, husband and wife**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Kayla D Sparks** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 196, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

**Address of Property: 204 Hidden Creek Parkway
Pelham, Alabama 35124**

Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$119,885.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 18th day of June, 2010.

By: Neil G. Thompson by Raymond G. Thompson Terrie S. Thompson by
as attorney in fact Raymond G. Thompson as attorney in fact
Neil G. Thompson Terrie S. Thompson
By Raymond G. Thompson as duly By Raymond G. Thompson, as duly
appointed Attorney in Fact appointed Attorney in Fact
Grantor Grantor

Notary Acknowledgement to Follow

20100707000215530 2/2 \$16.00
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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Neil G. Thompson (By Raymond G. Thompson as his duly appointed Attorney in Fact) and Terrie S. Thompson (By Raymond G. Thompson as her duly appointed Attorney in Fact), whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2010.


Notary Public

Commission Expires: _____

This Instrument Prepared By;

Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216
205-978-4650

Send Tax Notices To:

Kayla D Sparks
204 Hidden Creek Parkway
Pelham, Alabama 35124



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STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INSTRUMENT WAS PREPARED BY:
Kevin K. Hays
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

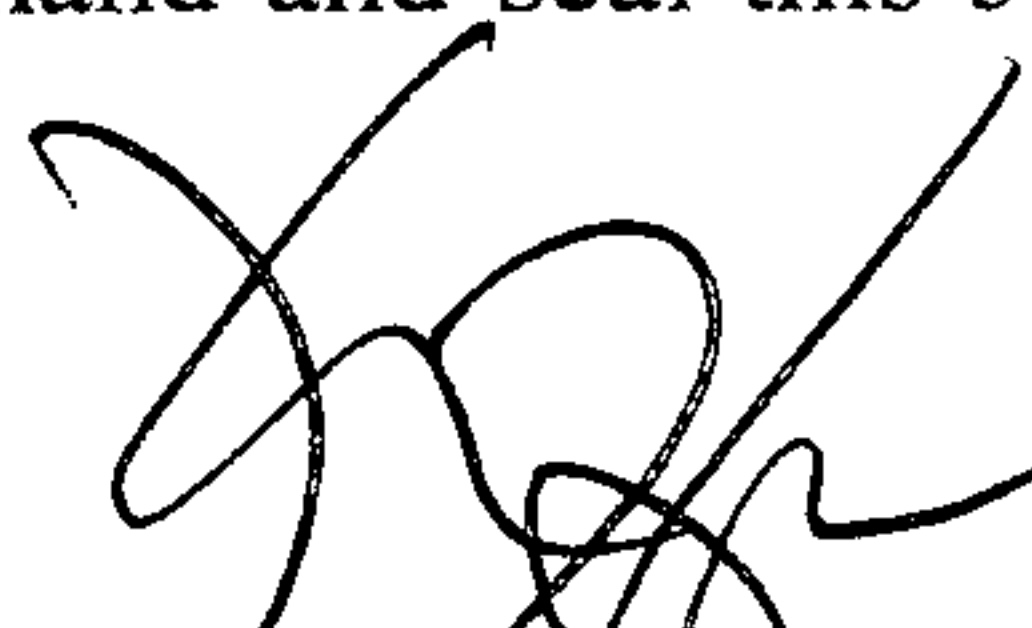
SCRIVENER'S AFFIDAVIT

BEFORE ME, the undersigned authority in and for said County and said State, personally appeared Kevin K. Hays, who is known to me and who being first by me duly sworn, deposes and says as follows:

“ I am a practicing attorney in the state of Alabama, and prepared that certain Warranty Deed dated June 18, 2010, by and between Neil G. Thompson and Terrie S. Thompson and Kayla D. Sparks, and recorded in Instrument Number 20100707000215530, with the Judge of Probate of Shelby County, Alabama. A scrivener's error is contained therein concerning the consideration price. The correct consideration amount is and should have read as follows, to wit:

\$121,500.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th__ day of August, 2010.”



Kevin K. Hays

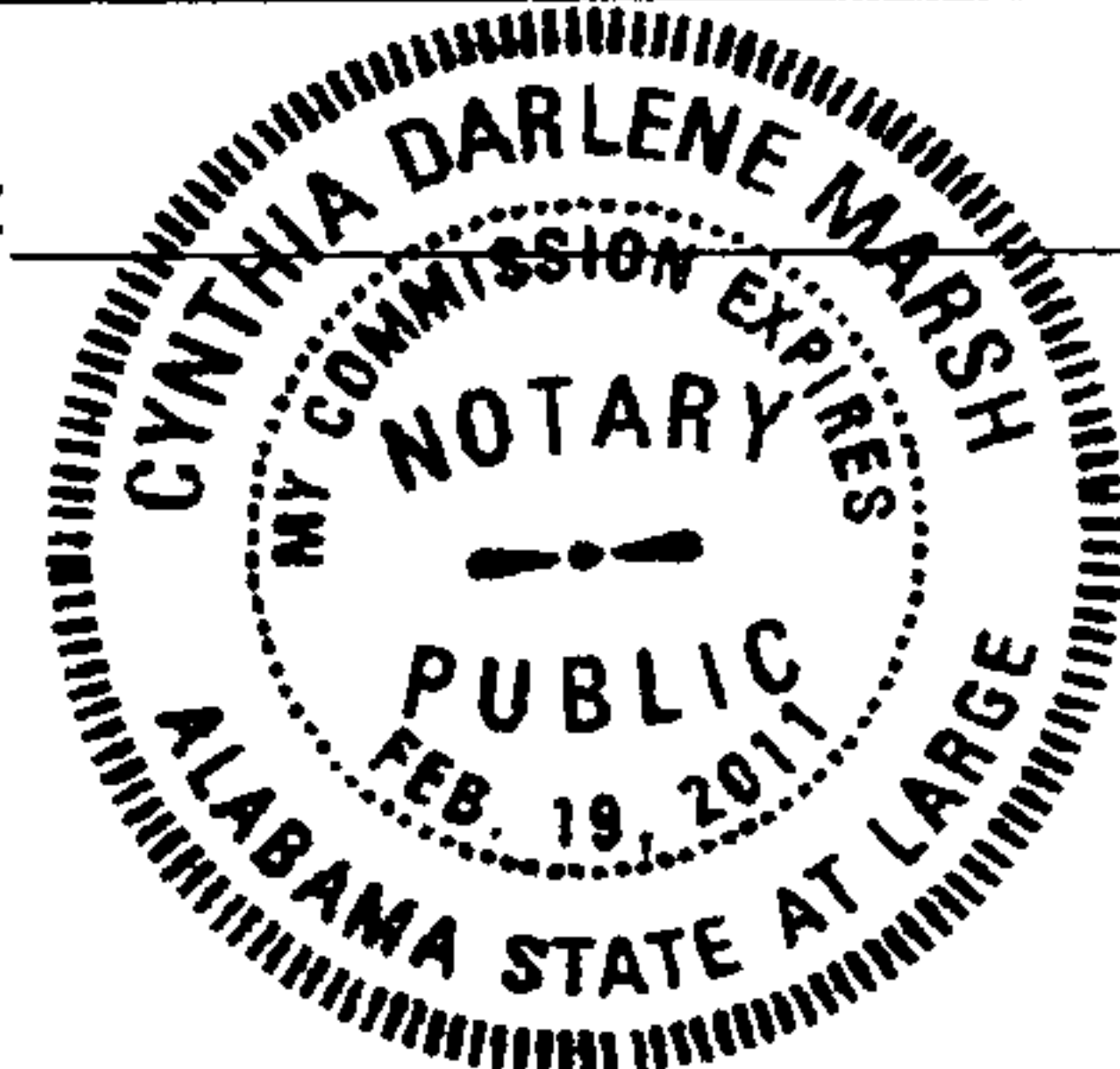
SWORN TO and subscribed before me this 5th__ day of August, 2010.




Cynthia Darlene Marsh

Notary Public

My Commission Expires: _____




20100819000266000 3/3 \$2.00
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